

--	--

**Z-8635**  
**Sonia Wise**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: TREADSTONE DEVELOPMENTS 1349, 1351, 1357 &amp; 1361 COMMISSIONERS ROAD WEST PUBLIC PARTICIPATION MEETING ON NOVEMBER 14, 2016</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Treadstone Developments relating to the property located at 1349, 1351, 1357 & 1361 Commissioners Road West:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 22, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R1/R5 (R1-9/R5-3) and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone **TO** a Residential R8 Special Provision (R8-4(\_)) Zone and an Open Space Special Provision (OS1(\_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan process:
  - i. Define a pedestrian-oriented ground floor by incorporating a different design treatment and material application along the base of the building than the rest of the building;
  - ii. Differentiate the top of the building through an articulated roof form, stepbacks, cornices, and/or material change and enclose rooftop mechanical equipment within the built form;
  - iii. Incorporate a variety of materials and textures to highlight different architectural elements;
  - iv. Provide individual entrances to ground floor units on the south façade, with direct walkway access perpendicular to the public sidewalk, operable front doors and pedestrian scale features such as canopies and lighting;
  - v. Design ground floor amenity spaces as open courtyards or front porches extending into the front setback;
  - vi. Differentiate the primary entrance to the lobby from the individual units on the south façade through an increased proportion of glazing and appropriately scaled building mass; and
  - vii. Screen all parking areas that are visible from the street.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

None

--	--

**Z-8635**  
**Sonia Wise**

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

The purpose and effect of this application is to permit a five storey apartment building with a total of 54 residential units.

<b>RATIONALE</b>
------------------

1. The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014);
2. The recommended amendment is consistent with the Multi-Family, Medium Density Residential policies of the City of London Official Plan;
3. The recommended Zoning By-law Amendment provides for appropriate infill and compatible development within the surrounding established neighbourhood; and
4. The proposed residential uses and scale of development are generally consistent with the London Plan.

<b>BACKGROUND</b>
-------------------

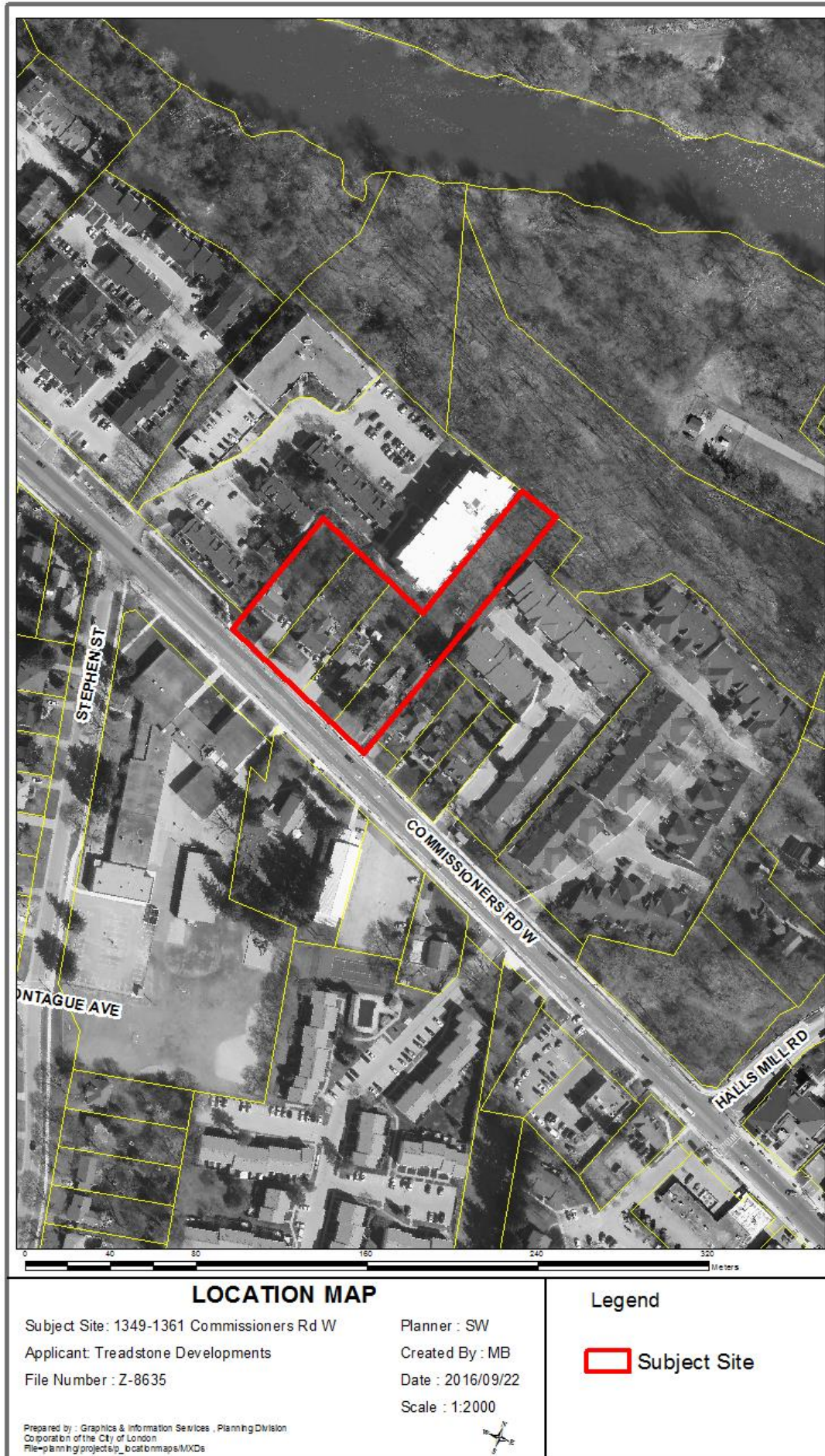
<b>Date Application Accepted:</b> May 27, 2016	<b>Agent:</b> Zelinka Priamo Ltd.
<p><b>REQUESTED ACTION:</b> Change Zoning By-law Z.-1 from a Residential R1/R5 (R1-9/R5-3) and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone which permits single detached dwellings, cluster townhouses, cluster stacked townhouses, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses to a Residential R8 Special Provision (R8-4(_)) Zone which permits apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses. Special provisions are requested to permit a reduced front yard setback of 0.6m where 8m is the minimum, and a reduced east interior side yard setback of 4.3m where 6m is the minimum.</p>	

<p><b>SITE CHARACTERISTICS:</b></p> <ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Residential</li> <li>• <b>Frontage</b> – 85.4m</li> <li>• <b>Depth</b> - Varies</li> <li>• <b>Area</b> – 7,292m<sup>2</sup></li> <li>• <b>Shape</b> – Irregular</li> </ul>
---

<p><b>SURROUNDING LAND USES:</b></p> <ul style="list-style-type: none"> <li>• <b>North</b> - Apartment/Open Space</li> <li>• <b>South</b> - Church/School</li> <li>• <b>East</b> - Townhouses</li> <li>• <b>West</b> - Apartment/Townhouses</li> </ul>
--

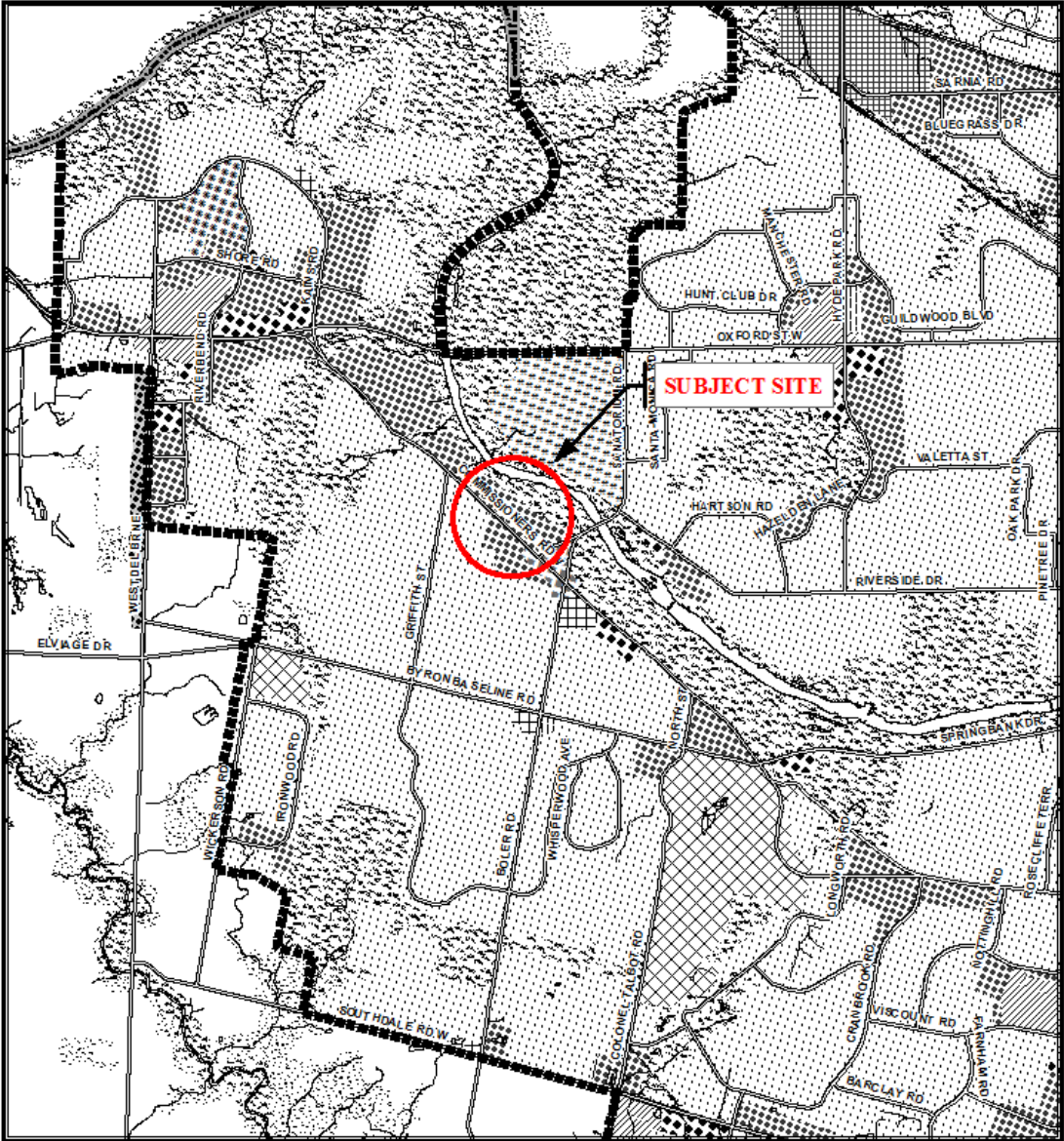
--	--

**Z-8635**  
**Sonia Wise**





Z-8635  
Sonia Wise



**Legend**

	Downtown		Office/Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
			Urban Growth Boundary

**CITY OF LONDON**  
Department of  
Planning and Development  
  
OFFICIAL PLAN SCHEDULE A  
- LANDUSE -  
  
PREPARED BY: Graphics and Information Services

Scale 1:30,000

Meters

FILE NUMBER: Z-8635  
PLANNER: SW  
TECHNICIAN: MB  
DATE: 2016/09/22



--	--

**Z-8635**  
**Sonia Wise**

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"><li>Multi-Family, Medium Density Residential (MFMDR)</li></ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"><li>Residential R1/R5 (R1-9/R5-3) and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2))</li></ul>

<b>PLANNING HISTORY</b>
-------------------------

The subject site is comprised of four existing single detached dwellings which were constructed over the years of 1926, 1947, 1948, and 1952. Development in the area has occurred to the east in the form of townhouse condominiums circa 1999, and to the west in the form of townhouse and apartment buildings circa 1994.



Figure 1: Existing dwellings 1349-1361 Commissioners Road West

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
---

July 20, 2016 - Urban Design Peer Review Panel

1. The number, location and screening of proposed molok waste receptacles requires further consideration. The proposed condition places what is likely an inadequate number of waste receptacles in a visible location without adequate screening. Additional screening is recommended through the provision of tree plantings and low lying vegetation.
2. The location of the proposed building, relative to the front property line, requires further consideration. The proposed Commissioners Road West setback of 1.49 metres is inadequate when considering the potential for future road widening. Consideration should be given to setting the proposed building back further along its Commissioners Road West frontage, and promoting privacy within street-facing ground floor units and buffering through the provision of screening elements such as tree plantings and low lying vegetation.
3. Downcast pedestrian-scaled lighting should be provided within the surface parking lot to minimize light trespass into adjacent residential units.

Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

4. The proposed amenity space is a desirable feature with the potential to benefit both existing and future residents. However, the relationship between the amenity space and the proposed development requires further consideration, as does the program and design of the amenity space itself. Consideration should be given to providing a dedicated pedestrian walkway, linking the rear entrance of the proposed development to the amenity space, through the centre of the surface parking area. The walkway should be clearly demarcated to promote pedestrian safety, and should be combined with landscaped medians and planting beds, along the perimeter of the surface parking area, to promote pedestrian comfort and to achieve desired buffering. Consideration should also be given to the intended function and design of the proposed amenity space.

*Building Design Recommendations*

The Urban Design Peer Review Panel requests that the following building design recommendations be taken into consideration:

1. Further development and refinement of the proposed plans and elevations should be considered in advance of the Site Plan Review process.
2. Consideration should be given to the provision of individual entrances for all ground floor units.
3. The configuration of the proposed surface parking area is problematic with respect to its interface with the rear of the proposed building. The proposed configuration creates insufficient separation and buffering between parking spaces and adjacent ground floor units. Consideration should be given to providing an enhanced buffer treatment, either through the reconfiguration of the surface parking area, the narrowing of the proposed building depth, or a combination of the two. Consideration should also be given to providing deeper recesses to accommodate more generous ground floor patios, while promoting privacy and buffering through the provision of screening elements such as fencing and low lying vegetation.
4. Consideration should be given to the provision of family sized units in order to contribute toward the creation of a complete community along the edge of an established neighbourhood and in proximity to an adjacent school
5. Consideration should be given to the exploration of alternative building forms for the purpose of alleviating existing setback and buffering concerns.
6. Ensure that the proposed development is being designed by a Registered Architect or qualified design professional.

This UDPRP review is based on City planning and urban design policy, the submitted brief and noted presentation. It is intended to inform the ongoing planning and design process in support of the redevelopment of the subject property. It is requested that the applicant return to the UDPRP during the Site Plan Review process, and that the qualified Architect or Designer be in attendance.

July 19, 2016: Urban Forestry

Urban Forestry has no comments regarding the proposed Zoning amendment. We will provide detailed comments at the site plan stage.

September 16, 2016 - Urban Design Division

Urban Design staff have reviewed the rezoning application for the above noted address and provide the following comments consistent with the Official Plan, applicable by-laws, and guidelines:

- The property is in close proximity to the Byron Main Street Commercial Corridor, and should be developed in an urban, pedestrian-oriented manner to support walkability and the creation of a complete community.



--	--

**Z-8635**  
**Sonia Wise**

- Locate the building close to the front property line in order to enclose the public realm and create a comfortable pedestrian experience.
- Design the building to provide human-scale interest and rhythm by incorporating the following:
  - Articulate facades to provide depth and variation in the built form.
  - Define a pedestrian-oriented base by incorporating a different design treatment and material application than the rest of the building.
  - Differentiate the top of the building through an articulated roof form, stepbacks, cornices, material change and/or other architectural detail. Ensure rooftop mechanical equipment is enclosed within the built form of the building.
  - Incorporate a variety of materials and textures to highlight different architectural elements and provide interest along the building (i.e. trim, framing, decorative masonry details, fenestration rhythm). Break down the building's facade both horizontally and vertically to create a human-scale rhythm.
- Create a positive interface between the development and the streetscape, while delineating the public and private realm by incorporating the following:
  - Provide individual entrances to ground floor units on the south façade, with individual or paired walkway access directly out to the public sidewalk. Entrances are to be operable front doors and include pedestrian scale features such as canopies and lighting.
  - Locate the primary entrance to the lobby on the south façade of the building and differentiate this entrance from the individual units through an increased proportion of glazing and appropriately scaled building mass.
  - Design amenity spaces as open courtyards or front porches extending into the front setback. Fencing and/or walls are to be decorative in nature, no more than 1.2m in height (from grade) and constructed of masonry, rod-style metal and/or glass. Individual gates may be provided for access to units.
  - Landscaping in the front setback should complement and frame the hardscape and built elements, while not obstructing views and passive surveillance of the streetscape.
  - Screen all parking areas that are visible from the street

August 24, 2016: Upper Thames River Conservation Authority (UTRCA) – Excerpt

The UTRCA has no objections to this application. We recommend that the applicant contact the Conservation Authority to confirm the Section 28 permit requirements for the proposed development. Furthermore, given the natural hazard lands and the significant woodland that are located at the rear of 1349 Commissioners Road West, we recommend that consideration be given to rezoning these lands open space in order to protect the features.

August 16, 2016: Transportation Planning and Design

- Road widening dedication of 18.0m from centre line is required
- Access design will be discussed in more detail at the site plan stage

July 12, 2016: Urban Regeneration

I have reviewed the Stage 1-2 Archaeological Assessment for 1349-1357 Commissioners Road West. The professional archaeologist recommended no further archaeological work for the property based on the findings of the fieldwork.

I would note:

*Should previously undocumented archaeological resources be discovered, there may be a new archaeological site and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease*



Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

*alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act.*

Please provide the notice from the Ministry of Tourism, Culture and Sport stating the report has been filed in the Ontario Public Register of Archaeological Reports (“compliance letter”) to me.

Based on the information presented in the report, I would not recommend any archaeological provisions (e.g. holding provision) within the ZBA.

August 9, 2016: Urban Regeneration – Excerpt

Thank you for providing the Stage 1-2 Archaeological Assessment for 1361 Commissioners Road West; I have received a revised report from AECOM that corrects the error with the PIF (attached). My comments for this property are the same as my comments for 1349-1357 Commissioners Road West.

August 22, 2016: Wastewater and Drainage Engineering

- WADE is not opposed to the proposed change in zoning of the subject lands.
- There are no capacity concerns with the fronting 525mm sanitary sewer on Commissioners Road West.
- To permit a five storey apartment building with 54 residential units

August 22, 2016: Environmental and Parks Planning

- The subject lands partially abut the Byron River Valley and an Environmentally Sensitive Area (ESA) adjacent to the Thames River Corridor. The irregular shaped lot contains two separate residential zones.
- The front portion of the site is zoned R1-5/R5-3 and the rear portion of the site, adjacent to the ESA, is zoned R5-4/R8-4. The applicant has solely requested an amendment to the R1-5/R5-3 zone located on the front portion of the site. These lands are located in excess of 80 meters from the ESA. The applicant has indicated there is no development occurring in the rear portion of the site and this area is to remain in a natural state with some minor maintenance attention. Based on the above, noting the application is outside of the 50 meter trigger distance for an EIS, the applicant is not required to provide an EIS for this application.
- Parkland dedication has not been collected for any of the properties included within the development application. Based on the proposed use and density, the required parkland dedication is 0.18 hectares. Staff are seeking the dedication of land to satisfy this requirement. In particular, staff are seeking a 3 meter dedication or easement along the east side of the property to provide a hiking trail access to the lands north of the site.
- In addition, a portion of land at the rear of the site is required to assist in improving the alignment of the proposed trail. The land outside of the trail alignment will be naturalized with native species consistent with the character and composition of the ESA. Based on the calculated dedication, the applicant is to provide a block measuring 80 meters from the rear property line for the full width of this lot.
- However, it is recognized that a dedication of this size may impact the density and other site regulations for this development. E&PP staff do not want to impact the built form of the development and are open to discuss the size and form of the dedication.

August 16, 2016: London Hydro

- London Hydro has no objection to this proposal on the condition that we are granted a blanket easement for this property.

--	--

**Z-8635**  
**Sonia Wise**

<b>PUBLIC LIAISON:</b>	On June 22, 2016, Notice of Application was sent to 195 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 23, 2016. A “Possible Land Use Change” sign was also posted on the site.	23 replies were received
<p><b>Nature of Liaison:</b> Change Zoning By-law Z.-1 from a Residential R1/R5 (R1-9/R5-3) and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone which permits single detached dwellings, cluster townhouses, cluster stacked townhouses, apartment buildings, handicapped person’s apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses to a Residential R8 Special Provision (R8-4(_)) Zone which permits apartment buildings, handicapped person’s apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses. Special provisions are requested to permit a reduced front yard setback of 0.6m where 8m is the minimum, and a reduced east interior side yard setback of 4.3m where 6m is the minimum.</p> <p><b>Responses:</b></p> <p><u>Height:</u> 1) building should be consistent with neighbouring buildings at 13m (x3), 2) proposed 16.4m height too high (x2)</p> <p><u>Design:</u> 1) building design is unattractive/utilitarian (x2), 2) does not blend in well with neighbourhood (x1), 3) could be smaller (x1), 4) reduce number of units and market as luxury (x2), 5) maintain existing perimeter fencing (x1), 6) where will the snow storage be located (x3), 7) height is not identified as a special provision (x1), 8) concern for the reduced east setback and impact on neighbours (x1), 9) would be supportive of a proposal with no special provisions (x3), 10) over-shadowing and loss of views (x4), 11) garbage storage and pick up (x1), 12) noise (x3), 13) stormwater management for site (x1), support for the apartment building (x1)</p> <p><u>Front Yard Setback:</u> 1) 0.6m is inadequate, too close to road (x10), 2) inconsistent with streetscape (x7), 4) locate parking in front of building, and push building back (x2), 5) building will reduce drivers’ visibility (x2), 6) provide more green space (x1),</p> <p><u>Trees/Open Space:</u> 1) maintain trees in rear (x10)</p> <p><u>Pathway:</u> 1) object to pathway (x9), 2) leads to nowhere (x6), 3) concerns for illicit/illegal activities, safety, noise (x3)</p> <p><u>Transportation:</u> 1) difficult to make left out of site (x3), 2) increased traffic (x8), 3) increased pedestrian traffic difficult for existing sidewalks (x1), 4) support for parking reduction, could be reduced even further (x1), 5) inadequate parking (x1), 6) provide a lighted pedestrian cross walk (x1), 7) locate driveway on east side (x2), 8) concern for vehicle exhaust in rear (x1), 9) provide a turning lane into site (x2)</p> <p><u>Other:</u> 1) reduced property values (x1)</p>		

<b>PUBLIC LIAISON:</b>	On August 3, 2016, Notice of Revised Application was sent to 214 property owners in the surrounding area. Notice of Revised Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 4, 2016. A “Possible Land Use Change” sign was also posted on the site.	145 replies were received including 73 signatures from a pro forma, and 47 signatures on a petition.
------------------------	--	--

--	--

**Z-8635**  
**Sonia Wise**

**Nature of Liaison:** Change Zoning By-law Z.-1 from a Residential R1/R5 (R1-9/R5-3) Zone, and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone which permits single detached dwellings, cluster townhouses, cluster stacked townhouses, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses to a Residential R8 Special Provision (R8-4(\_)) Zone which permits apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses. Special provisions are requested to permit: a reduced front yard setback of 0.6m where 8m is the minimum, an increased building height of 16.4m where 13m is the maximum, and a reduction in parking from 68 spaces required to 65 spaces provided.

**Responses:**

**Height:** 1) building should be consistent with neighbouring buildings at 13m (x5), 2) should be no more than 3 storeys (x1), 3) proposed 16.4m height too high (x8)

**Design:** 1) building design is unattractive/utilitarian (x2), 2) does not blend in well with neighbourhood (x4), 3) could be smaller (x2), 4) reduce number of units and market as luxury (x1), 5) maintain existing perimeter fencing (x1), 6) units are too small and not luxury (x1)

**Front Yard Setback:** 1) should have a wall (x3), 2) 0.6m is inadequate, too close to road (x9), 3) inconsistent with streetscape (x6), 4) privacy and buffering needed for patios on ground floor (x3), 5) locate parking in front of building, and push building back (x1), 6) building will reduce drivers' visibility (x2), 7) provide more green space (x1), 8) move building into green space at rear (x1), 9) interest to purchase units (x2), 10) support for the apartment building (x1)

**Trees/Open Space:** 1) maintain trees in rear (x1), 2) pave treed area to provide parking (x1), 3) building will destroy green space and mature trees (x1)

**Pathway:** 1) object to pathway (x14), 2) leads to nowhere (x9), 3) concerns for illicit/illegal activities, safety, noise (x13), 4) impact on wildlife (x4), 5) damage to vegetation (x1), 6) no pathway from pumping station though it appears there is one (x2), 7) will increase erosion (x2), 8) contrary to keeping London natural (x2), 8) no need with Springbank park so close (x2), 9) no sidewalks on Halls Mills Rd to complete the loop (x2), 10) no parking facilities to support the pathway (x2), 11) EMS access for pathway (x2), 12) pathway will increase traffic, noise cyclist and skateboard activity (x1), 13) blockage of Halls Mills Rd by parked vehicles (x1)

**Transportation:** 1) difficult to make left out of site (x6), 2) increased traffic (x8), 3) increased pedestrian traffic difficult for existing sidewalks (x2), 4) building will make pedestrian realm less enjoyable (x1) 5) support for parking reduction (x1), 6) inadequate parking (x1), 7) provide a lighted pedestrian cross walk (x1), 8) concern for students using cross walk (x3), 9) locate driveway on west of site (x1)

**Other:** 1) archaeological resources (x1), 2) in pursuit of larger tax base (x1)

**Pro Forma:**

1) opposed to a 5 storey building, would support a development of townhomes or a 3 storey apartment building (x72), 2) opposed to reducing the front yard setback from the current 8m to 0.6m as this would place the proposed building right at the sidewalk, across the road from a heritage building and an elementary school, impact pedestrian and cycling environment, replace mature trees/green space and overshadow existing buildings, affecting quality of life and property values. Support a front yard setback of no less than 2m (x70), 3) if this development is approved in any form, the current London Transit bus stop and shelter should be moved eastwards to be located just east of the entrance to 1367 Commissioners Road West, where there is already a crossing guard during school hour to provide safety for school children and transit users as well as locating the stop closer to the higher density housing (x64).

--	--

**Z-8635**  
**Sonia Wise**

Petition: 47 signatures

1) opposed to a 5 storey building, would support a development of townhomes or a 3 storey apartment building, 2) opposed to reducing the front yard setback from the current 8m to 0.6m (less than 2ft.) I would support a front yard setback of 'no less' than 5m (just over 16 ft.),3) if this development is approved in 'any' form, (as proposed, or as amended in response to Byron residents and ratepayers concerns), I would like the London Transit bus stop and shelter (currently in front of 1385 Commissioners Road West) moved eastwards (east of 1367 Commissioners Road West "River Woods"), where a crossing guard exists during school hours

## ANALYSIS

### Subject Lands

The subject lands are comprised of four separate properties, each containing one single detached dwelling. The lands are located within the Byron area, west of the Byron Village, south of the river and north of Commissioners Road West, the Byron Northview Elementary School and St. Ann Church. The most easterly property (1349 Commissioners Road West) has through access directly to the Byron River Valley Park to the north which provides connection to the river.

### Proposal

The proposed Zoning Amendment is to allow for a five-storey apartment building with a total of 54 residential units. The building is proposed to be located at the street edge of Commissioners Road West with vehicular access for the site proposed at the east of the property and parking in the rear. A wooded landscaped open space area is proposed towards the rear (north) of the property and a formalized pedestrian access is proposed to connect to the river and Byron River Valley Park. The applicant provided a conceptual rendering for the proposed apartment building in order to form the basis for further design discussions, though it is acknowledged the rendering is not regarded as the final building design.



Figure 2: Conceptual Rendering

### Provincial Policy Statement 2014

The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.1.1 a) PPS). The proposed residential uses are appropriate for the site which positively integrate with the surrounding established community. The PPS encourages intensification and redevelopment where it can be accommodated, taking into account the existing



Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

building stock and the suitability of existing or planned infrastructure (1.1.3 PPS). The proposal will facilitate a development of a higher intensity than currently exists on the site, providing for appropriate infill development within an existing neighbourhood.

Settlement areas are the focus for growth and development, as the vitality of settlement areas is critical to the long-term economic prosperity of communities (1.1.3 PPS). The site represents an amalgamation of existing sites within a built-up area in proximate distance to an existing Main Street Commercial Corridor. Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and support active transportation (1.1.3.2.a) & 1.4.3.d) PPS). The proposal appropriately re-purposes an existing site and efficiently utilizes the existing infrastructure and public service facilities within a walkable neighbourhood which supports public and active transportation options.

The PPS supports publicly-accessible built and natural settings including parklands, open space areas, trails and linkages, and public access to shorelines (1.5.1 b) & c) PPS). The proposal incorporates a proposed off-street pathway connection to the Byron River Valley Park, and Thames River.

Section 2.6 Cultural Heritage and Archaeology of the PPS requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. The site has been identified as an area having potential archaeological resources, and an assessment has been completed and accepted which demonstrates there is no significance for the site.

**Official Plan**

**Location**

The preferred locations for the Multi-Family, Medium Density Residential (MFMDR) designation include lands in proximity to shopping areas, commercial districts, designated open space areas, regional facilities, areas predominantly composed of existing or planned medium density residential development, and lands abutting arterial, primary or secondary collector streets.

The subject site is designated MFMDR and is centrally located within an existing diverse node of medium density built forms including single detached, cluster townhouse and low-rise apartment buildings. The site is located on the arterial Commissioner Road West, and 400m west of a Main Street Commercial Corridor (Byron Village) which provides neighbourhood and convenience shopping, as well as community facilities such as the Byron Memorial library branch, within easy walking distance. There is direct access to the Byron River Valley Park which is the open space located directly north of the site which abuts the river. There are also additional open spaces within 800m of the site including the Halls Mills Park located at the corner of Commissioners Road West and Halls Mills Road, and Springbank Park located east of Boler Road.

**Use**

The Multi-Family, Medium Density Residential (MFMDR) designation permits multiple-attached dwellings such as row houses, cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged. The existing MFMDR node on the north side of Commissioners Road West is already largely comprised of medium density dwelling forms which surround the subject site, including two four storey apartment buildings to the north and west, and cluster townhouses further east and west. The proposal is for a low-rise apartment building which is consistent with the envisioned uses contemplated within the MFMDR designation.

The subject site is an amalgamation of four single detached dwelling lots which are among the last remaining single detached dwelling forms fronting Commissioners Road West within the MFMDR node. There are an additional three single detached dwellings directly east of the site,

a row of single detached dwellings further east along Halls Mills Road, and two single detached dwellings located approximately 300m west of the site and north of Griffith Street. Each of the remnant low density residential areas represents a reasonable amount of land that can support some form of medium density residential development in the future, and the development of the four lots will not reduce the development potential of the neighbouring properties.

The site is within an existing built area and collectively represents an under-utilized parcel. The proposal to develop the site represents infill within an urban context, and within an existing medium density node rather than extending outwards as sprawl. The apartment building provides additional housing options within the MFMDR node, which contributes to a moderate broadening of the local housing options for form and price.

The existing zoning for the subject site permits a range of uses from single detached dwellings, cluster townhouses to cluster stacked townhouses and apartment building uses. The existing portion of the site zoned to allow the apartment building use is the rear portion of 1349 Commissioners Road West and the intention is to amend the zoning to allow for the front portion of the site to develop for an apartment building instead, and maintain the rear as open space.

Intensity

The apartment building has a total proposed height of 16.4m which results in a five-storey form. There are a total of 54 residential units proposed, which equates to a density of 74 units per hectare, and is consistent with development within the Multi-Family, Medium Density Residential Designation that contemplates a maximum of 75 units/hectare. The site is an ‘L’ shaped parcel and has a total area of 7,292m<sup>2</sup>. The minimum east, west and rear yard setbacks have been satisfied which provides adequate buffering to adjacent land uses.

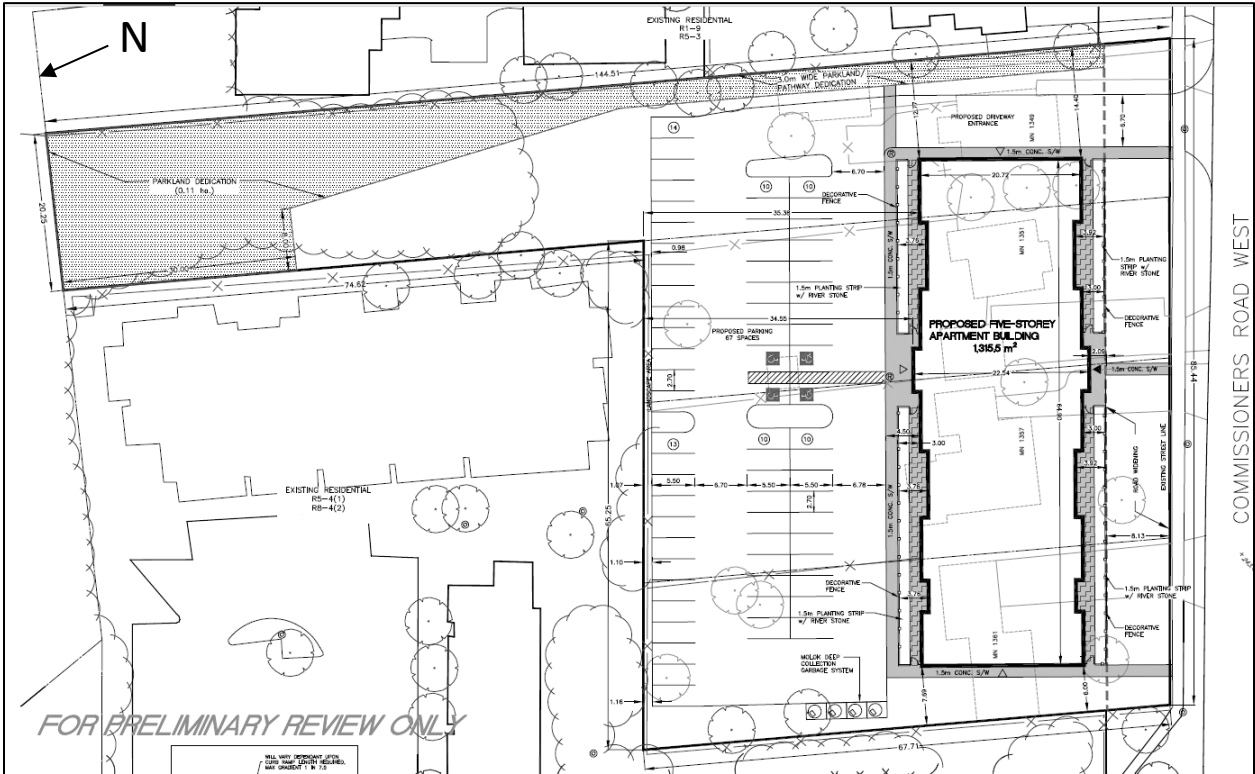


Figure 3: Conceptual Site Plan

Transportation

The site has direct access to the arterial Commissioners Road West and is consolidating four separate properties into one development parcel which will also reduce the number of accesses from four to one. The access was initially proposed at the most westerly portion of the site, and has been relocated to the east side at the request of the transportation division to avoid conflicts

--	--

**Z-8635**  
**Sonia Wise**

with other driveways and to take better advantage of the stacking space in the existing centre left hand turning lane. The proposed density is within the range that is contemplated within the MFMDR designation and the anticipated traffic generation can be supported by the existing transportation network. The proposal is unlikely to significantly increase traffic volumes on Commissioners Road West given the high traffic volumes the arterial already supports. Locating more intensive land uses along higher order roads will maximize the accessibility of the site without generating larger amounts of traffic through the interior of neighbourhoods.

The site has direct access to three London Transit Commission bus routes including 5, 8 & 17 with a westbound stop located directly in front of the most easterly portion of 1349 Commissioners Road West. The proposed apartment building will support existing services and benefit from the connection to the existing transit network. There are existing sidewalks on both sides of the street and on-road delineated cycle lanes in both directions along Commissioners Road West which provides various connections to Byron Village, the broader cycle network and to the downtown via Springbank Park and the Thames Valley Parkway.

A request to relocate an existing LTC shelter and stop from in front of 1385 Commissioners Road West to 1361 Commissioners Road West to align with the crossing guard location, has been received through the ZBA process and provided to the London Transit Commission for their consideration and future planning.

#### *Parking*

The parking area is proposed to be located at the rear of the site and screened by the proposed building which is a preferred layout. The parking requirement for 54 units in Parking Area 3 is 1.25 spaces per unit which requires a total of 68 spaces. There are a total of 65 spaces proposed which is a minor reduction from the required amount and allows for some flexibility to the site layout. Permitting a parking reduction also retains the wooded area in the north as is without requiring paving or parking lot extension in that area.

#### *Landscaped Open Space*

The landscaped open space requirement for this zone is a minimum of 30%, and the conceptual site plan shows an area of 45% dedicated to landscaped open space. The proposed location of the landscaped open space is comprised mostly of a treed and landscaped area towards the north of the 'L' closest to the river. Maintaining this area as amenity and landscaped open space retains desirable natural features, existing trees and vegetation which enhances the open space, as well as providing a buffer to adjacent land uses. Additional landscaped open space is provided around the periphery of the building associated with the required setbacks.

#### *Parkland Dedication & Pathway*

The City is able to collect parkland dedication as either land or cash payment in lieu of land, for development or redevelopment in the City of London. The subject site has proximity to a natural area at the north/rear towards the river and the City will be requesting dedication of land to be placed in public ownership. A portion of the dedication area is within the regulated boundary of the Upper Thames River Conservation Authority (UTRCA), though no development is occurring in this location there is no objection from the authority. The dedicated land to the City will be naturalized with native species consistent with the character and composition of the adjacent Environmentally Significant Area (ESA).

The access to the river corridor and park to the north provides a unique opportunity to establish a public pedestrian connection through the site. A hiking trail is proposed to connect Commissioners Road West through the park to the river through the provision of a pathway down the embankment, and also to connect with the Byron Pumping Station and eventually to Halls Mills Road to provide a walking loop.

There has been substantial community concern regarding the creation of a pathway and

formalizing access to the river and Byron River Park regarding illicit and/or illegal activities. The creation of the trail will provide residents with better river access which will increase the usability of the area. This will provide activity as well as passive and active surveillance of the park and pathway, which will deter undesirable behaviour as the area would no longer be secluded or inaccessible.

The City’s Environmental and Parks Planning staff incorporate the principles of Crime Prevention Through Environmental Design (CPTED) to pathway design and installation to promote safety and minimize negative impacts. As with all parks and open spaces, City owned facilities are prohibited to be accessed after dusk, with the exception of illuminated sports fields. The dedication of the land to the City will also allow for a better pathway design and alignment to meander the pathway around mature vegetation and increase buffers for neighbouring properties. The eventual planning of the pathway location will occur once the City owns the land and will include public participation within the neighbourhood to provide an additional and more scoped consultation.

Form

As per the Official Plan policies of 3.3.3, the height of low-rise apartment buildings in the Multi-Family, Medium Density Residential Designation are normally up to four storeys, however height may be increased in some instances when considered through a site specific zoning by-law amendment and where determined through a compatibility report. The proposed site is located adjacent to two existing four storey apartment buildings to the west and the five-storey proposal is considered to be consistent and compatible with the existing built form. The five-storey building will be the tallest in this local MFMDR node by one storey and will not adversely impact the amenities and character of the surrounding area. The site is located centrally within the node and directly on the arterial road which is a suitable location for the higher built form. The proposed location of the building is also generally in line with the existing built form towards the east of the site where the rear of the building terminates in generally the same built line which maintains the rear area as open space.

A Shadow Analysis was prepared to determine the effects of the proposed building on the neighbouring properties which evaluated the various shadow effects as of March 21, June 21, and September 21. The shadow effects were considered at 10am, 12pm, 2pm, & 4pm for each of the days which showed full daytime sun was provided for all surrounding buildings between the hours of 10am-4pm, though there would be shadow impacts in early morning and later afternoon for these properties. The winter solstice, December 21, was not evaluated given the reduced amount of daylight available in the winter, the impact of the existing structures shadowing on their own properties and the unlikely use of outdoor amenity spaces at that time.

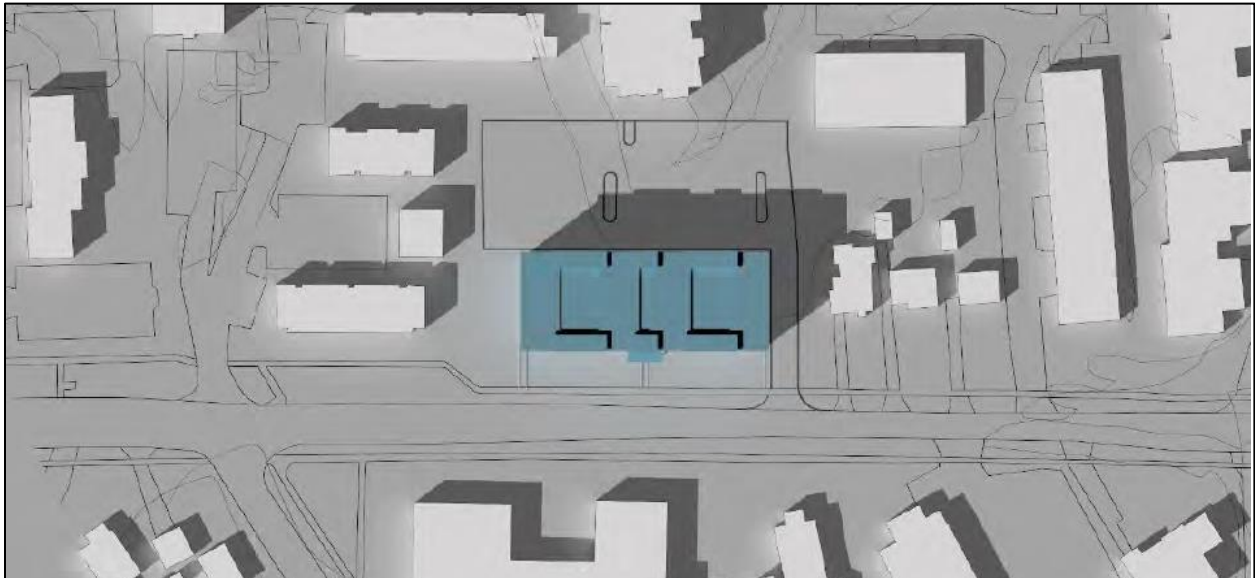


Figure 4: Shadow Impact Study – September 21<sup>st</sup> 4pm



--	--

**Z-8635**  
**Sonia Wise**

The building is oriented towards the frontage along Commissioners Road West which directs development towards the existing urbanized portion, and maintains the rear natural area as landscaped open space. The site is fully serviced by municipal infrastructure, generally flat and without development constraints which is adequate to support the higher intensity.

*Front yard Setback*

The streetscape along the north side of Commissioners Road West is varied with a number of different building setbacks and orientations including back, side and front-lotted buildings. The front yard setbacks range from as small as approximately 2.5m at 1443 Commissioners Road West, to as large as approximately 74m at 1425 Commissioners Road West. The proposal has the front façade facing Commissioners Road West which is a preferred orientation to address the street and activate the site. Siting the building towards the front also provides the amenity area in the rear which is buffered by the building as opposed to having the amenity area abut the street, which would require greater setbacks and buffering for privacy and noise attenuation walls associated with back-lotting.

The proposed redevelopment of the site will require a road widening dedication of approximately 8.13m from the existing property boundary. The dedication provides land to the City for the future widening of Commissioners Road West, as well as for other works in the boulevard such as the provision of a sidewalk, tree planting and the greening of the boulevard. The proposal is for a reduced front yard setback of 2.09m from the post-dedication property boundary for the building to be brought forward to allow parking to be located in the rear.

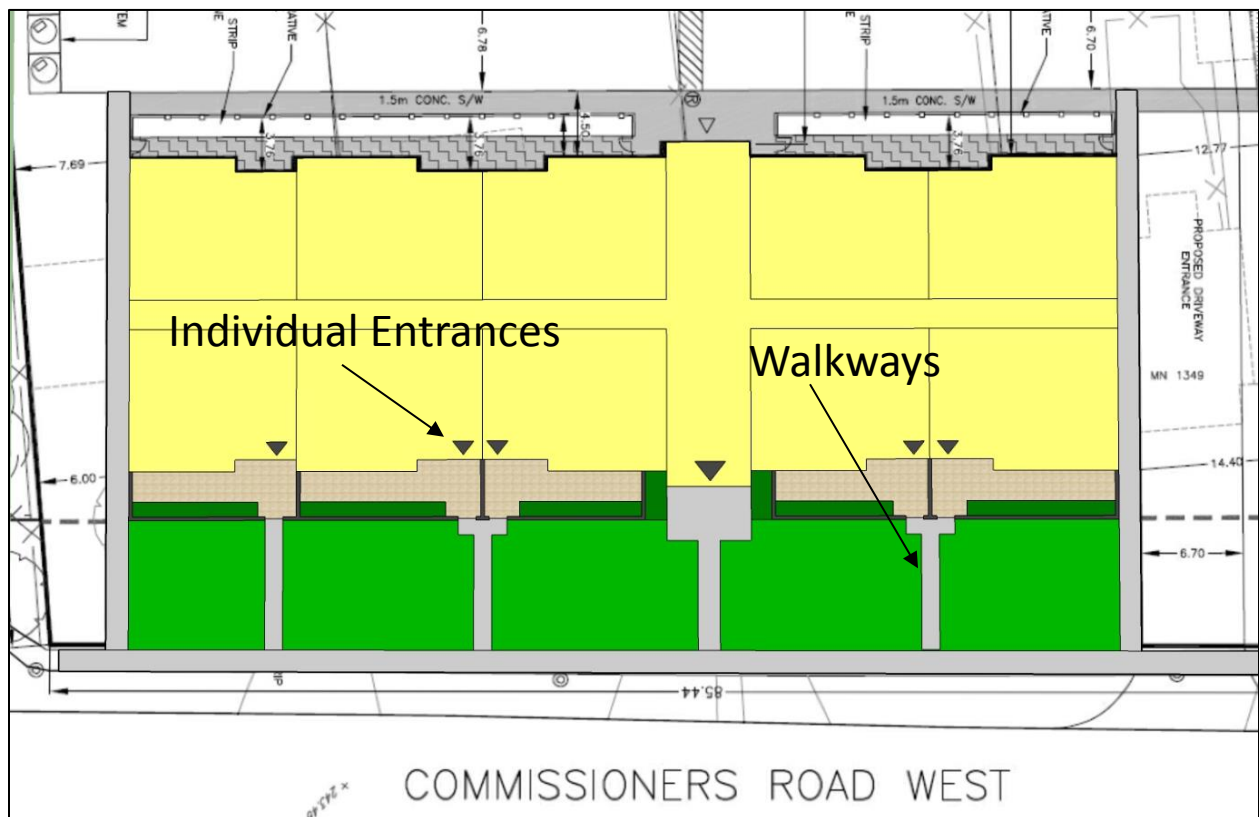


Figure 5: Conceptual treatment of ground floor – front façade

The initial proposal requested a front-yard setback of 0.6m which would have brought the building almost directly to the street line with less flexibility for accommodating other design features and ground floor amenity areas. The revised proposal for a 2.09m front yard setback provides additional space at the front of the building, and is in keeping with the community pro forma request of no less than 2m. The front yard setback is also measured from the nearest portion of the building to the property boundary (2.09m), and the proposed building is articulated with some massing set further back to 4m, which adds interest and provides visual breaks.

Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

The reduced front yard setback showcases the building and highlights the need for an enhanced and thoughtful design of the front façade treatment. There is direction for the ground floor units to have an operable door directly accessible to Commissioners Road West in order to activate the streetscape and break up the bulk of the building to provide a human scale rhythm.

Individual entrances to the sidewalk from the ground floor units are also required in order to provide convenient and functional access for pedestrians. Additional enhancements of the streetscape such as landscaping and/or the provision of fencing could be considered to provide additional privacy and separation for the ground floor units. Any fencing proposed in the front yard should be less than 1.2m high from grade when comprised of transparent, permeable or semi-permeable materials, and less than 0.9m high for a masonry or other opaque wall. The proposed front yard setback is sufficient to achieve a well-designed built form, and the specific details will be discussed further through the site plan approval process.

**Zoning**

**Residential R8**

The Residential R8-4 is used to implement Medium Density Forms of development and allows for the apartment use. Special provisions are recommended to allow for the following:

- An increased building height of up to 16.5m (five storeys) whereas 13m maximum is permitted
- A reduced front yard setback of 2m whereas 8m minimum is required
- A reduction in parking from 68 spaces minimum to 65 spaces; and to
- Recognize the existing size of the property (pre parkland-dedication) to count towards the total amount of land available for the calculation of density, lot area, landscaped open space, and lot coverage.

**Open Space**

A portion of the naturalized area at the rear of the site is proposed to be zoned Open Space (OS1(\_)) and dedicated to the City. The Open Space zone will also ensure that the natural features within the rear are maintained for such passive uses to maintain and enhance the integrity of the treed area.

The zoning for the dedication will result in a site that is reduced in size as the zone line acts like a lot line, until the land is dedicated to the city through site plan approval. As the dedication to the City will result in a loss of lot area, the intention is to recognize the size of the property prior to dedication to count towards the total amount of land available for the calculation of density, lot area, landscaped open space, and lot coverage, in recognition of the public interest that is served by the dedication of this area to the City.

**London Plan**

The London Plan was approved by Council on June 23, 2016 and will provide the future framework for planning and development in the City of London upon adoption and endorsement by the Province of Ontario.

The London Plan place type for 1349 - 1361 Commissioners Road West is ‘Neighbourhood’ with frontage onto a Civic Boulevard (Commissioners Road West). The permitted uses for this site would range from stacked townhouses to low-rise apartments as well as emergency care establishments, rooming houses, and supervised correctional residences. The form of low-rise apartment buildings is contemplated up to four storeys, with the ability to increase to six storeys through bonusing. The proposed residential uses and scale of development are generally consistent with the intended function of the Neighbourhood Place Type.

CONCLUSION

The proposal will infill within an existing medium density node and provide for greater variety and choice in housing at a location that has desirable attributes and is located in proximate distance to a local shopping corridor. The proposed apartment building is of a compatible scale and form which complements the neighbouring land uses and is consistent with the overall medium density residential node. The unique open space access on a portion of the site will provide the City will an opportunity to provide a pathway and connection through the property to the park and river in the north.

PREPARED BY:	SUBMITTED BY:
SONIA WISE, PLANNER II CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

Oct 11

/sw

"Attach." or "encl." (where applicable)

\\FILE2\users-z\pdpl\Shared\implemen\DEVELOPMENT APPS\2016 Applications 8573 to\8635Z - 1349-1357 Commissioners Rd W (SW)\PEC Report\Z-8635 - 1349-1357 Commissioners Rd W v2.docx

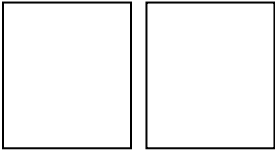
--	--

**Z-8635**  
**Sonia Wise**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

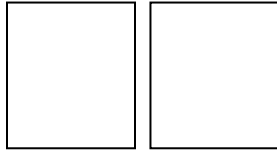
<b><u>Telephone</u></b>	<b><u>Written</u></b>
Christine Callaghan Reynolds Road	Anjana
Dianne	Hanan 3511 Loyalist Court London ON N6P 0A5
Doug German 12-1337 Commissioners Rd W	Piya
Mike Elony	Adi McLean 32-1385 Commissioners Road West London ON N6K 1E2
Patrick Noonan 241 Stephens Street	Adrienne Clarke 34 Earls court Terrace London ON N0L
Rhonda King 12-1443 Commissioners Road West London ON N6K 1E2	Alan Milner 21-1331 Commissioners Road West London ON N6K 1E2
Robert Grand	Albert Crombe-Holme 30-1328 Commissioners Road West London ON N6K 2Y6
Sandra Collier	Alfred Lenz 3-1331 Commissioners Road West London ON N6K 1E2
Valerie	Allison Park 219 Halls Mills Road London ON N6K 2L3
Velma	Anne Campbell 144 Fairlane Ave London ON N6K 3E6
	Anne Smith 62-1385 Commissioners Road West London ON N6K 1E2
	Ann-Marie Greasley 105-916 Wonderland Road South London ON N6K 2V8
	Art Burns 9-1337 Commissioners Road West London ON N6K 4V2
	Audrey Richardson 23-1331 Commissioners Road West London ON N6K 1E2
	Avril Keenlisdide 5-1331 Commissioners Road West London ON N6K 1E2
	B. Faith Campbell 24-1328 Commissioners Road West London ON N6K 2Y6
	Barb Botten
	Beverley Carruthers 14-1337 Commissioners Road West London ON N6K 4V2
	George Carruthers 14-1337 Commissioners Road West London ON N6K 4V2
	Beverly Hamilton 22-1385 Commissionerd Road W London ON N6K 1E2
	Beverly Irons 9-1331 Commissioners Road West London ON N6K 1E2
	Bill Ambler 15-5 Cadeau Terrace London ON N6K 4H1
	Bob Klanac 2203-340 Colborne Street London ON N6A 3E6
	Bonnie J. Saucier 28-1385 Commissioners Road West London ON N6K 1E2
	Brian Nuttall 8-1337 Commissioners Road West London ON N6K 4V2
	Cara Krumme
	Carlo D'Orazio 10 - 6 Cadeau Terrace London ON N6K 4W6
	Carol Garrett 42-1385 Commissioners Road West London ON N6K 1E2
	Carol Meloche 54 Chalet Court London ON N6K 3C7
	Caroline Daugharty 20-1331 Commissioners Road West London ON N6K 1E2
	Catherine Hood 104-1385 Commissioners Road West London ON N6K 1E2





**Z-8635**  
**Sonia Wise**

	Chris Langdon 1347 Commissioners Rd W
	Clair Soper 16-1331 Commissioners Road
	West London ON N6K 1E2
	Cynthia Clark 1865 Sumac Way London ON
	N6K 0E9
	Dale Garrod 5-10 Cadeau Terrace London
	ON N6K 4W6
	Dan Doroshenko 374 Foyston Road London
	ON N6K 4V2
	Dan Pietens 949 Apache Road London ON
	N5V 2V7
	David Hersey 14-1331 Commissioners Road
	West London ON N6K 1E2
	Sandy Hersey 14-1331 Commissioners Road
	West London ON N6K 1E2
	David Buchner 4-1331 Commissioners Road
	West London ON N6K 1E2
	Deb Cummins 76-1385 Commissioners Road
	West London ON N6K 1E2
	Debbie Park 1288 Halls Mill Road London
	ON
	Debra Males 28 Conifer Court London ON
	N6K 2X4
	Debrina Urquhart 138 Somerset Road
	London ON N6K 3M8
	Dolores Kern
	Donna Carter 1331 Commissioners Road
	West London ON N6K 1E2
	Donna Hodgkinson 7-1331 Commissioners
	Road West London ON N6K 1E2
	Dorit Osher 107 Chalet Cres London ON
	N6K 3C5
	Doug German 12-1337 Commissioners Rd W
	London ON N6K 4V2
	Elizabeth Whealy 46-1385 Commissioners
	Road West London ON N6K 1E2
	Elsie Schredl 6-1331 Commissioners Road
	West London ON N6K 1E2
	Erin Kennedy 7020 Clayton Walk London ON
	N6P 0B2
	Esme Laxon 17-1331 Commissioners Road
	West London ON N6K 1E2
	Fred Kern
	Gladys Steepe 19-1331 Commissioners
	Road West London ON N6K 1E2
	Glen Emmerton 7-1337 Commissioners
	Road West London ON N6K 4V2
	Maxine Emmerton 7-1337 Commissioners
	Road West London ON N6K 4V2
	Gord Blair
	Guy Beliveau 2-1443 Commissioners Rd W
	London ON N6K 1E2
	Irene Faveri 24-1331 Commissioners Road
	West London ON N6K 1E2
	Irene Marziali 10-1337 Commissioners Road
	West London ON N6K 4V2
	Jack Phillips 26-1502 Warbler Woods Walk
	London ON N6K 0A7
	James Carmichael 3 Melanie Court LondoN
	ON N5X 1A3
	Jean Sheriff 29-1331 Commissioners Road
	West London ON N6K 1E2



**Z-8635**  
**Sonia Wise**

	Jeff Fantin
	Jeff Raffi Titizan
	Jennifer Smallwood 50 Barrydale Crescent London ON N6G 2X4
	Jennifer Williams 658 santa monica rd London ON N6H 3W1
	Joanne Lajambe 48-1385 Commissioners Road W London ON N6K 1E2
	Joyce Hilton 386 Reynolds Road London ON N6K 2P7
	Karen Mann
	Kate Thompson
	Katrina Cray 28-1328 Commissioners Road West London ON N6K 2Y6
	Kay Herrel 10-1331 Commissioners Road West London ON N6K 1E2
	Kelly Logan 15-1331 Commissioners Road West London ON N6K 1E2
	Kelly Pollock 92-1328 Commissioners Road West London ON N6K 2Y6
	Catherine Morrison 21 - 1443 Commissioners Rd W London ON N6K 1E2
	Larry Morrison 21 - 1443 Commissioners Rd W London ON N6K 1E2
	Leah Kleinjan
	Leah Ustay 327 Stephen Street London ON N6K 2N2
	Lesley Harding 132-1328 Commissioners Road West London ON N6K 2Y6
	Linda Jack 26-1331 Commissioners Road West London ON N6K 1E2
	Lisa Poultney 362 Glenrose Drive London ON N6K 2A8
	Lisbeth Rach 2-1337 Commissioners Road West London ON N6K 4V2
	Loren Ambler 15-5 Cadeau Terrace London ON N6K 4H1
	Madeline D'Orazio 10 - 6 Cadeau Terrace London ON N6K 4W6
	Marg Watson 30-1385 Commissioners Road W London ON N6K 1E2
	Maria Mendes 127 King Street London ON N6A 1C3
	Mario Faveri 24-1331 Commissioners Road West London ON N6K 1E2
	Mary Ballantine 17-1443 Commissioners Road West London ON N6K 4V2
	Mary Liberatore 45-50 Northumberland Road London ON N6H 5J2
	Maureen Dow 651 Headley Drive London ON N6H 3V5
	Michelle De Rout 112 Timber Cres London ON N6K 2W2
	Michelle Marcahand-Bailie 46-1328 Comimssioners Road West London ON N6K 2Y6
	Mike Brown 179 Farmington Way London ON N6K 3N7
	Mitzie Milner 21-1331 Commissioners Road West London ON N6K 1E2
	Najwa Zebian 3511 Loyalist Court London ON N6P 0A5

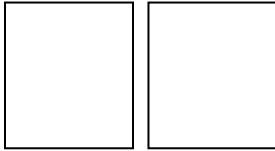
	Nancy Lee 27-1331 Commissioners Road West London ON N6K 1E2
	Naomi Chartrand 219-1229 Huron St London ON N5Y 4L2
	P Berk
	Pablo Zuniga 416 Griffith Street London ON N6K 4L1
	Patricia Wiggell 27 Chestnut Hill London ON N6K 4J5
	Patrick Kennedy 26-1331 Commissioners Road West London ON N6K 1E2
	Patrick Noonan 241 Stephens Street London ON N6K 2M8
	Patty Gunness
	Peter Schapurga 18-1331 Commissioners Road West London ON N6K 1E2
	Rachel Gautreau 12 Haliburton Cres London ON N6K 2Y9
	Ralph Ambler 15-5 Cadeau Terrace London ON N6K 4H1
	Rebecca Young 937 Quinton Road London ON N6H 3A8
	Reinhard Zitzmann 9-1399 Commissioners Road West London ON N6K 4G9
	Rhonda King 12-1443 Commissioners Road West London ON N6K 1E2
	Rhonda Stark 3 Melanie Court LondoN ON N5X 1A3
	Robert Thornicroft 11-1331 Commissioners Road West London ON N6K 1E2
	Robin Rundle Drake 1339 Commissioners Road West London ON N6K 1E2
	Ron Wright 68-1328 Commissioners Road West London ON N6K 2Y6
	Rosanne Brown 8262 Irish Drive mount bridges N0L 1W0
	Roxanne Primorac 1024 Commissioners Road W
	Samya Zebian 3511 Loyalist Court London ON N6P 0A5
	Sandra McNair 9-1630 Shore Road London ON N6K 5B9
	Sandra Wozniak 50-1385 Commissioners Rd W London ON N6K 1E2
	Sharon Jones 1331 Commissioners Road West London ON N6K 1E2
	Sharon Mellan 28-1331 Commissioners Road West London ON N6K 1E2
	Sharon Price 1776 Riverbend Road London ON N6K 0A5
	Sheila Cook 9-1399 Commissioners Road West London ON N6K 4G9
	Sherri Hillman 70-1385 Commissioners Road West London ON N6K 1E2
	Sonja Mueller 26-1328 Commissioners Road West London ON N6K 2Y6
	Spencer Keen 76 Timber Dr London ON N6K 1Y9
	Stacey Vanderwerff 473 Jellicoe Cres London ON N6K 2M7
	Sue DeGraw 42-1328 Commissioners Road West London ON N6K 2Y6
	Sue Nakamura

Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

	Susan Bester 59-600 Hyde Park Road
	Suzanne Gorayeb 84-1328 Commissioners Road West London ON N6K 2Y6
	Sylvia Murphy 1499 Byron Baseline Road
	Tanya Schapurga 18-1331 Commissioners Road West London ON N6K 1E2
	Tara Murray 44-1385 Commissioners Road West London ON N6K 1E2
	Tom Atchison 80-1328 Commissioners Road West London ON N6K 2Y6
	Tracie Park 949 Apache Road London ON N5V 2V7
	Travis Gautreau 12 Haliburton Cres London ON N6K 2Y9
	Tyler Crawford 10 Indian Road London ON N6H 4A5
	Valerie Seguin 8 Rockfort Crescent London ON N6K 3B6
	Wilfred Sheriff 29-1331 Commissioners Road West London ON N6K 1E2
	William Irons 9-1331 Commissioners Road West London ON N6K 1E2
	William Johnson 10-1331 Commissioners Road West London ON N6K 1E2
	Wolsey Del 25-1331 Commissioners Road West London ON N6K 1E2
	Wolsey Donna 25-1331 Commissioners Road West London ON N6K 1E2





Z-8635  
Sonia Wise

Insert written responses received

sent to Sonia Wise  
Ref - "Z-8635"

3 20  
12 18 1/2

① Front Yard Setback

Normal 8 ft - 18 ft  
Request 0.6 ft - 2 ft

CITY OF LONDON  
PLANNING SERVICES

RECEIVED JUL 05 2016

Side Yd - Request 4.3  
Normal 6

FILE NO. \_\_\_\_\_  
REFUSED \_\_\_\_\_  
SUBMITTED FOR REFERRALS \_\_\_\_\_  
☐ FOR ACTION ☐ FILE  
☐ FOR INFORMATION ☐ B.F.  
☐ FOR REPORT ☐ OTHER

② Low-Rise Apartment Building

What Does That Mean  
(Does it Mean 5 Stories)  
What is Stacked Town Houses  
What % of Property is Permitted  
& Does This Conform

③ What Now is Zoning Bylaw

Multi-Family Medium Density Residential  
How High is Low Rise Apartment Building

④ Anna Hopkins office 519-661-2500  
Ext 4009

⑤ Notification - Adopt or Refused Written Request  
City Clerk, 300 Dufferin Ave  
PO Box 5035  
London N6A-4L9

Pat Noonan 241 Stephen St N6K 2N8 - [REDACTED]

**From:** Nancy Lee [REDACTED]  
**Sent:** June 27, 2016 2:18 PM  
**To:** Hopkins, Anna  
**Subject:** Re: Re application for amending Zone Z8635 - commissioners rd w.

Sorry - I hit the wrong key

part 2

Suggestion

1. scale back the building to have fewer units.

--	--

**Z-8635**  
**Sonia Wise**

2. move the building back to be in line with the houses on either side and the town houses nearby
3. add a traffic light at the end of Stephen Street

Thank you  
Nancy Lee  
unit 27 1331 commissioners Rd W.  
[REDACTED]

On Mon, Jun 27, 2016 at 2:15 PM, Nancy Lee <[REDACTED]> wrote:  
I have just walked down Commissioners Rd. W. to look at the proposed change Z8635 and have some concerns.

Concerns

- the building is very close to the street - this will change the flow of buildings/houses as it is much closer o the street than any of the other buildings/houses on all of Commissioners road.
- there are too many units. I already have a great difficulty exiting my complex due to traffic and Tim Horton. This proposed unit will increase the traffic so that it will almost be impossible to exit my complex.
- The unit is very close to the school - this is very dangerous for anyone trying to cross the street. (at present anyone wanting to cross the street must walk all the way to the library).

Suggesting

-

**From:** Nancy Lee [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** Tuesday, June 28, 2016 10:56 AM  
**To:** Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>  
**Subject:** Re: Re application for amending Zone Z8635 - commissioners rd w.

That is fine - do pass on my email.

One thing I should mention is that the traffic light is important as there are many older people both in the two condo complexes and in the apartment building near the proposed site. They find it difficult to get out into traffic and to cross the street.

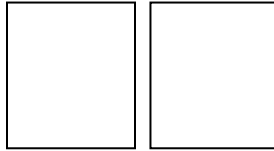
I am very worried about the increase in traffic due to the increased number of people living on the street.

Nancy Lee

**From:** gbcarruthers@sympatico.ca [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** Thursday, July 14, 2016 8:31 AM  
**To:** Wise, Sonia  
**Cc:** Hopkins, Anna; City Councillors  
**Subject:** Proposed land change at Commissioners Rd., W.,

We are residents at unit 14 , Byron Woods condo complex at 1337 Commissioners Rd W. which is situated right next door to the proposed land change. We have several concerns about this proposal.

First of all, the size of the proposed apartment building does not correspond to 2 other apartment buildings situated behind this proposed building. These 2 existing buildings are each 4 floors in height. We also do not understand why it would need to sit closer to the road and thus block vision to the west. There are many times when it takes some time to get out into the traffic lane



Z-8635  
Sonia Wise

with the vision that we presently have. And as far as the building itself we have seen far more attractive looking buildings that would suit the community along a main road better. This one has a very commercial/utilitarian appearance according to the illustration.

Secondly, we are greatly concerned about preserving the wooded space that exists presently between our condo unit/complex and the apartment building to our west. There is a proposed walkway from the front of the development to the back but for what purpose? It would take you nowhere. The only place to go is west to the existing apartment building's parking lot or to the pumping station at the bottom of the hill. Clearing these trees would devalue our property.

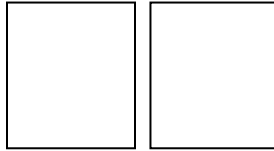
Sincerely,  
Beverly & George Carruthers

From: Irene Marziale  
#10 - 1337 Commissioners Rd. W.

To: Sonia Wise & Anna Hopkins.

- Re - Application to amend the Zoning By-law for  
1349, 1351 & 1357 Commissioners Rd. W.

- Re: - 1. Reduced front yard setback -
- This will destroy the Streetscape
  - At least 8 m. is necessary to stream traffic from busy Commissioners Road into parking at back of building.
  - Re Traffic: Is traffic from apartment bldg. going to exit separately from entrance?
  - Traffic going East towards the city is bumper to bumper now from 7<sup>30</sup> am until at least 9<sup>30</sup> - 9 am. Also, consideration must be taken into account for school traffic across the road.
2. - Reduced east side yard setback from 6 m.  
The pre-defined zone which is part of the city plan is for the protection of neighbours to allow <sup>sufficient</sup> space on either side of properties. Is it fair to change this? Citizens have the right to have protection by this law.
3. Increased height above 13 m. will also destroy the streetscape. Also, it is unfair to neighbours to have this overpowering their view & light.
4. Environmental issues. - Increased exhaust from parking at the back.
- Our mature trees should be saved at all costs. They also provide a visual break between our properties.



**Z-8635**  
**Sonia Wise**

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]]

Sent: Saturday, July 16, 2016 3:09 PM

To: Wise, Sonia

Cc: Hopkins, Anna

Subject: Zoning Changes at 1349-1357 - FileZ-8635

This communication is to file our concerns/observations/suggestions with respect to the above.

1. We are not in favour of a reduced front yard, a reduced side yard or the increased height. We would, however, be agreeable to the minimum front yard and side yard setback and height as per the present bylaws.

2. As I'm sure you are aware, the new residential building will significantly increase the traffic flow on Commissioners and make it more difficult for parents to drop off children at the school and our access to enter Commissioners to go either East or West from our Condo Complex. Perhaps a turning lane into the new residential building would help. At the present time, it can take 5 to 10 minutes in the morning (8:30) to merge into the traffic.

3. We would not like to see any public access to the open space at the back of the property as there is no where to go and more people would try to cut through our common area increasing security risks for us.

4. The designated "Landscape Area" has a lot of mature trees and we would strongly recommend they be retained. The various types of trees blend in with trees in our common area, the hillside and provide a pleasant visual cover between our complex and the apartment building to the west of us.

5. We don't see any problem with the parking lot adjacent to our fence as long as snow is not pushed up against it which could cause potential damage.

We are looking forward to the meeting on Mon night at St. Anne's Anglican Church to find out more about this project.

Glen and Maxine EMMERTON  
7-1337 Commissioners Rd W  
London On N6K 4V2

Sent from my iPad

**From:** David Hersey [mailto:[REDACTED]]

**Sent:** Monday, July 18, 2016 2:09 PM

**To:** Wise, Sonia

**Subject:** Re: re. Z8635 1349-1357 Commissioners Rd W

Dear Ms Wise

Thank you for the the notice regarding the open house by the applicant.

We have looked at the plan for this proposed development and still feel that it is going to impinge on the all ready over crowded area.

We unfortunately are away at present and will not be back in London for some weeks.

Sincerely

David and Sandy Hersey

--	--

**Z-8635**  
**Sonia Wise**

**From:** David Hersey [mailto: ]  
**Sent:** Monday, July 18, 2016 10:10 AM  
**To:** Wise, Sonia  
**Subject:** re. Z8635 1349-1357 Commissioners Rd W

David and Sandy Hersey  
 14-1331 Commissioners Road West  
 London ON N6K 1E2

Attn. Sonia Wise Planner City of London

We wish to voice our objection to the proposed rezoning of 1349 – 1357 Commissioners Road West.

We have resided at the above address since 2011 and have noted a considerable increase in traffic on Commissioners Road. For example, it has become increasingly difficult to turn either left or right out of the driveway of 1331.

In addition to the many driveways to properties along Commissioners Road, pedestrian traffic and the almost constant congestion around the entrance and exit to Tim Horton's, further congestion from the proposed development will result. With the proposed addition of 43 residential units the resulting addition of pedestrians and vehicles, will only add to the congestion in the area.

We are opposed to the requested rezoning by-law amendment.

.

Sincerely

David and Sandy Hersey

**From:** Debra Males [mailto: ]  
**Sent:** Monday, July 18, 2016 4:37 PM  
**To:** Wise, Sonia; Hopkins, Anna  
**Subject:** Zoning By-law application Z-8635

Sonia Wise, City Planner  
 Anna Hopkins, City Council, Ward 9 Councillor

Re: 1349, 1351 & 1357 Commissioners Road West

As a resident of Byron, I contest Treadstone Developments' request to reduce setbacks.

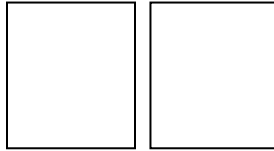
*"Special provisions are requested to permit a reduced front yard setback of 0.6m where 8m is the minimum, and a reduced east interior side yard setback of 4.3m where 6m is the minimum."*

To maintain consistency, the building should be the same setback as the adjoining properties and can be accomplished by placing the parking lot at the front of the building rather than at the back; or by, placing half of the parking lot at the front and the remainder at the back. Therefore the change in setback is not necessary to proceed with this development.

As with other areas in London, Byron has its own unique characteristics. The appearance of an apartment building sitting so close to the road contradicts the setbacks that other dwellings were forced to uphold. Further, to remain consistent with other such structures, placing the apartments behind the parking area would allow it to blend in better with the community.

Regards  
 Debra Males  
 28 Conifer Court  
 London, Ontario  
 N6K 2X4





Z-8635  
Sonia Wise

**NEIGHBOURHOOD OPEN HOUSE  
PROPOSED APARTMENT DEVELOPMENT OF  
1349-1361 Commissioners Road West**

**Monday, July 18, 2016  
6:00 p.m. to 7:30 p.m.  
St. Anne's Anglican Church**

Thank you for attending today's information meeting. We trust you were provided with helpful information regarding the development in your area. If you have any comments, please complete the area below (use back of page if required).

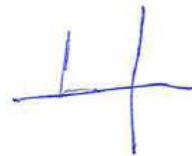
**COMMENT SHEET:**

*patio doors at the front? and only 20' to the sidewalk? Does that mean there is no thought to a green space trees nice landscaping between the building and the sidewalk. Don't ruin the pleasant walk down Commissioners*

Name: *Mary Lefantia* Phone # [REDACTED]  
Address: *12-1443 Commissioners W*

**NEIGHBOURHOOD OPEN HOUSE  
PROPOSED APARTMENT DEVELOPMENT OF  
1349-1361 Commissioners Road West**

**Monday, July 18, 2016  
6:00 p.m. to 7:30 p.m.  
St. Anne's Anglican Church**



Thank you for attending today's information meeting. We trust you were provided with helpful information regarding the development in your area. If you have any comments, please complete the area below (use back of page if required).

**COMMENT SHEET:**

- ① *Too much added traffic (a) trying to turn left to an already busy road (b) for the school*
- ② *Am concerned re loss of existing trees*
- ③ *Cross walk "light" / stop light needed for school (SAFETY) pedestrians*
- ④ *Entrance of new building too close to entrance of ~~houses~~ <sup>houses</sup>*

Name: *Rhonda King* Phone # [REDACTED]  
Address: *12-1443 Commis Rd. W. London, Ont.* *over*

*to the east. Both areas will be competing to "leave" this unit*

*Where is visitor parking?  
Brown-trucks - ? Really?! The building "drawing" isn't that aesthetically pleasing.*



**From:** Lea Kleinjan [mailto: ]  
**Sent:** Tuesday, July 19, 2016 8:32 PM  
**To:** Wise, Sonia; Hopkins, Anna  
**Subject:** "Subject: Zoning By-law application Z-8635"

Sonia Wise, City Planner  
Anna Hopkins, City Council, Ward 9 Councillor

Re: 1349, 1351 & 1357 Commissioners Road West

As a home owner of Byron, I contest Treadstone Developments request to reduce setbacks. There appears to be no concrete reason why this request needs to be granted. If the parking lot was relocated from the back to the front the need for the setback change would not be required.

The other facades of commercial and residential properties have a fluid appearance. By granting this request the pleasing site line will be destroyed.

Leah Kleinjan

**From:** Chris Langdon [mailto: ]  
**Sent:** Wednesday, July 20, 2016 7:59 AM  
**To:** Wise, Sonia  
**Cc:** Hopkins, Anna  
**Subject:** Z-8635

Hello Sonia,

Thank You for attending the open house regarding this Application to amend the zoning by-law this week at St. Anne's church  
Please find below our attempt to summarize our questions and concerns regarding the application.  
We are looking forward to discussing this directly with the Applicant with the hope that a mutually acceptable outcome can be achieved.

Regards,

Chris and Lynne

**1349-1357 Commissioners Road West : Z-8635**

**Attention Sonia Wise - Planner**

List of Questions, Concerns

Variances - reasoning, justification behind height, east side boundary and front yard setback, are these really necessary?.

Vision for building - Seniors, handicapped, general populace as residents.

Easement or rather public walking trail would arise safety concerns from misuse - vandalism, trash, fear of attack, other criminal

activities not to mention possible constant pedestrian traffic directly adjacent to our property arising noise and privacy concerns.

Ambient light shielding east side, parking, pathway and driveway if moved to east side what would be the plan? We have concerns

regarding noise and privacy if driveway moved to the east side.

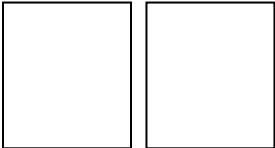
What trees would be removed, what would be left standing along east side, what kind of buffer for our root system?

What kind of shielding along areas where trees removed is planned?

What kind of fencing, screening is planned along entire east side of property?

Where would the garbage be located, what kind of pickup schedule would be involved.

Ecological assessment results and would like a copy.



Z-8635  
Sonia Wise

Shadow, shade study results and would like a copy. We are concerned about the buildings impact on our gardens.  
Noise study results and would like a copy.  
Traffic congestion a concern not just for us getting in and out of our property but also traffic standstill on Commissioners Road and proximity to school and church.  
Privacy is a major concern from drive, pathway, balconies, how would this be addressed? How would the Developer work with us to create the ability to maintain and increase our property value?  
Concerned about changing the culture and face of the historical nature of town of Byron with this type of development from a little known developer.  
Chris Langdon, Lynne Mortimer  
1347 Commissioners Road West  
[REDACTED]

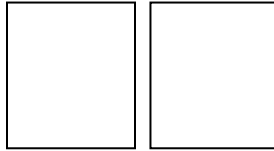
**COMMENTS ON THE REVISED APPLICATION TO AMEND THE ZONING BY-LAW FOR 1349, 1351, 1357 & 1361 COMMISSIONERS RD. W. DATED AUGUST 3, 2016**  
August 20, 2016  
I am the President of the Board of the Byron Woods Condominium Corporation, MCC 424 which is immediately to the east of the above properties and shares a common property line. After discussions with our Board Members and several of our residents, I am writing to state our concerns, and suggestions concerning the Application to Amend the Zoning By-law that we feel should be considered as this Application goes through the planning process. This document will supersede the document I e-mailed dated July 18, 2016 based on the previous Application for the three properties.

**1. Zoning Change and Amendments to the proposed Zone**  
We understand changing the Zoning so that all four properties have the same zoning bylaw which is part of the overall London Plan, approved on June 23, 2016, and has specific standards including side yard setback of 6m, front yard setback of 8m and a maximum height of 13m. ***We believe that the Special provisions requested to permit a reduced front yard setback from the road allowance of only 0.6m, and an increased building height of 16.4m where 13m is the maximum are excessive and that the standards for the zone should be adhered to. These standards must have been made part of the London Plan for a reason.***

**2. The Impact on the Local Streetscape**  
These special provisions maximize the utilization of the space, but will result in a building five stories high, higher than the surrounding apartment buildings. The sheer 55 foot front wall of the apartment, protruding within half a meter of the road allowance and 3m beyond the homes adjacent to it is not a good fit given the context of the neighbourhood. With a heritage 1850's Stone Church and public school just across the road, other condo developments separated from the road by brick fences and other buildings all low rise (the apartments behind these properties are four stories), the Apartment will not contribute to the appearance of the area. In the Conceptual Rendering of the front of the building, the doors on the lower floor are patio doors for the units. The space between the building and the sidewalk will be used for recreational purposes, such as barbecues, toys and lawn chairs. This will not enhance the street scene.  
***We suggest that a brick wall, similar to those in front of nearby condominiums be build at the edge of the street allowance and the building set back enough so that the residence have a private space and are not exposed to the street.***

**3. Public Easement to Open Space**  
The Public Easement to Open Space which is not mentioned in the Application, but appears on the plot plan is of no value as there is no useable open space at the north end of the pathway. The path will emerge about 2m from the edge of the steep hill, approximately 20m high, that goes down to the river floodplain. To the left, a dirt pathway leads to the parking lot of the apartment/townhouse development to the west. To the east a rough path leads down the hill and emerges behind the pumping station. It could result in pedestrians who are not sure where to go wandering into the parking lot to the west or into the "common area" that is part of our Condominium Development which could give our owners concerns about security.  
***We believe that this easement provides no value and should not be included.***

**4. Trees in the Area Defined as "Landscape Area"**  
This area contains many mature hardwoods, including walnut, maple and oak. These



Z-8635  
Sonia Wise

trees blend with those in our common area and those on the hillside to create a treed environment that we enjoy and is home to many birds and animals. They also provide a visual break between our condos and the apartment building to the west. - a benefit to both properties.

***We encourage the Builder and the City to retain the trees as part of the Forest City environment.*** There are dead ash trees, junk trees as Manitoba Maple and brush. Removal of these would increase the usefulness and appearance of the area.

#### **5. Traffic flow on Commissioners Road especially during morning and evening rush hours**

We realize that the increasing number of vehicles using Commissioners Road is not the responsibility of the Builder, but is caused by new developments to the west in London and surrounding municipalities as Kilworth, however,

We are concerned for the safety of school children from Northview Public School which is immediately across the street with hundreds of young children on the street , using the crosswalk across Commissioners Rd and walking to the parking lot at St. Anne's Church. Many parents use St. Anne's parking lot to drop off and pick up their children. This created a lot of traffic at peak times of the day with parents turning into and out of the parking lot.

As a result of the heavy traffic flows at peak periods, some residents now back into their driveways as it is too difficult to back out onto the street when leaving their driveways. We avoid making appointments at peak times because of the difficulty of exiting the driveway from our Condominium. Vehicles turning into the Apartment will increase the congestion.

***Consideration should be given to alleviating this, such as turning lanes into the driveway of the Apartment Building.***

#### **6. Fences**

We have a long board fence between our condominium and 1349, running from the rear of 1347 to the back of our common area and will be very interested to find out on the final Plot Plan what the Builder is proposing to with fencing to ensure the privacy and security of our owners and the apartment residents.

If you wish clarification of any of our points or to discuss further, please call me at

[REDACTED]. Thank you for the opportunity to input to this planning process and we shall look

forward to following the progress of the Plan as it develops.

Douglas German,

President, Board of Directors,

Byron Woods Condominium Corporation, MCC 424,

1337 Commissioners Rd. W., London On

### **Notice of Revised Application**

**From:** Robin Rundle Drake [mailto:[REDACTED]]

**Sent:** Thursday, August 04, 2016 2:08 PM

**To:** Horne, Sharon <shorne@London.ca>

**Cc:** sonia.wise@london.on.ca; Hopkins, Anna <ahopkins@london.ca>

**Subject:** Re: Notice of Revised Application - 1349, 1351, 1357 and 1361 Commissioners Rd. W. (Ward 9) - Z-8635 - Sonia Wise, Planner

Good Afternoon Sharon,

Thank you for the revised application attachment.

I still support the proposed development as a 4 storey building set back 8 metres, and not .6 metres. While the .6m request may be the developer's way of keeping with the city's going forward planning, the whole north side of Commissioners Road West between Halls Mill Road and Oxford Street is likely to remain the same for many decades to come, and the 'one off' difference between the proposed development and all the other properties would royally mess up the streetscape in Byron.

I like the reduced parking idea, and would support it being reduced even further.

I also wonder, given that the houses are located directly across from a heritage cemetery, and near the river where 1st nations people once lived, if there are going to be archeological explorations/assessments done to make sure there are no significant

--	--

**Z-8635**  
**Sonia Wise**

artifacts, e.g. bones, buried out back of the properties, in particular 1349 which has a deep lot going back to the forest.

With regards,

Robin Rundle Drake  
1339 Commissioners Road West  
London, ON N6K 1E2

e-mail to Anna Hopkins re application to amend the zoning by-laws.

I have a number of objections to the proposal put forward by Zelinka Priamo on behalf of Treadstone developments for the proposed apartment building at 1349,1351, 1357 and 1361 Commissioners Rd. West in Byron  
They are as follows:

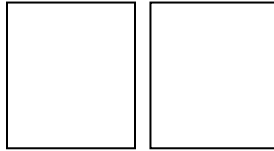
1. The proposal asks for changes to the property setback dimensions. In my opinion this change should NOT be allowed. The existing restrictions regarding the setback of the building require an 8 metre setback which would put this building in the same relative position on the property as the townhouse condominiums to the west side and our condominium at 1337 Commissioners to the east. In addition it would not obstruct the view of the remaining 3 houses on the east side. I see no reason why this relatively high building should be allowed to be built so close to their south property line .
2. The proposal asks that the distance from the east property line to the building be reduced to 4.6 metres from the required 6 metres. This too places the building that much closer to the existing single family dwelling which will add to the concerns of the present owner of this home and should NOT be allowed.
3. The proposal asks for an increase in the allowable height to 16.5 metres and an increase to the number of units in the building to 54. This would make the building the tallest in the neighbourhood and one story higher than the existing apartment building to the west. I do NOT think that this should be allowed.
4. I see no need for the developer to provide an easement along the east side of the property for public access to the north side of the property. This is just providing public access to absolutely nothing but a steep ravine and floodplain and perhaps lead to vandalism to the properties on either side of the development.

In my opinion the developer should be required to build a brick fence similar to those on our condominium at 1337 Commissioners and the townhouse units to the west side of the property. This fence should be along the south property line and the building itself would be 8 metres north of this fence and line it up approximately with our condominium units as well as the townhouse units. This would provide a screen for the public from the patios which would be along the south side of the apartment building.

Everyone that I have talked to about this proposal is concerned about the addition of so many more vehicles to the traffic, which already is very concerning especially at the beginning and end of the work day. The location immediately opposite an elementary school is doubly troubling.

I realize that the city is trying to encourage building within our present developed lands but I do not see why changes to the existing by-laws should be made to increase the size of the buildings beyond what is presently allowed and why the existing setbacks need to be changed to provide the developer with the required space to build the structure.

Art Burns  
#9-1337 Commissioners Rd. West



**Z-8635**  
**Sonia Wise**

> -----Original Message-----

> From: Sandra Hersey [mailto: ]

> Sent: Wednesday, August 10, 2016 11:36 AM

> To: Hopkins, Anna <ahopkins@london.ca>

> Subject: Responding of 1349,1351,1357, &1361

>

> Good morning Anna

>

> I am writing to you as a concerned resident of 1331 Commissioners Rd W unit 14 My husband and I have resided in this lovely complex of 28 units for over 5 years. During this time we have enjoyed the small village atmosphere experienced by the residents of Bryon. However Commissioners Rd has become very busy with vehicle traffic to the point that at many times during the day it is impossible to make a left hand turn onto Commissioners and we are forced to turn right and then left at the public school and work are way through this area to finally get to Boler Rd and continue to our destination to the east or south.

> Having a Tim Horton's in close proximity to the proposed development, adds to the already exiting traffic congestion on Commissioners Rd. Many times during the day cars are lined up to both enter and exit Tim Hortons creating further traffic snarls on Commissioners Rd.

> We also love walking to the "Village" and find the sidewalk is narrow for the amount of traffic on it. There are a lot of people with children walking beside baby carriages and older people with walkers and motorized wheelchairs. My husband is legally blind and at times it is very difficult passing people on the sidewalk. Should this development be approved, the result will be further pedestrian congestion.

> In conclusion, my husband and I are opposed to the application allowing a change to the existing zoning bylaw.

>

>

> Sincerely

>

> David and Sandy Hersey

> Sent from my iPad

-----Original Message-----

From: patty gunness [mailto: ]

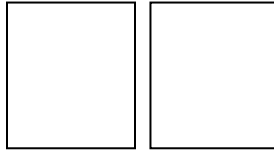
Sent: Wednesday, August 17, 2016 12:52 PM

To: Wise, Sonia

Subject: development in Byron

I am forwarding to you my previous communications with UTRCA and Environment & Planning (Andrew MacPherson) regarding the proposed pathway offered by the developer who is wanting to get a zoning change to allow him to build a building higher than current zoning allows. I assume that he is making the offer of creating the path in order to convince the city to give him the zoning exemption to build his building higher than appropriate in this area.

The biggest concern for those living in the area is the "bonus" that he is offering the city. Contrary to what Mr. McPherson is saying in his reply to me, there is in fact no existing pathway in front of the sewage pumping station on Old Bridge Road. There is simply a gate that was put across the road a few years ago by the city to discourage people from driving down to the river to party and tear up the woods. The road itself ends at the gate of the sewage pumping station. There is no path, although the map makes it look like there is one.



**Z-8635**  
**Sonia Wise**

I suggest that anyone who has any input into this decision should come down to the area and see for themselves what it really looks like before giving any input into the discussion.

Patty Gunness  
1318 Old Bridge Road.

-----Original Message-----

From: Debbie Park [mailto: ]

Sent: Wednesday, August 17, 2016 11:47 AM

To: Wise, Sonia

Cc: ahopkina@london.ca; byron-community-organization@googlegroups.com

Subject: Z 8635 - Development in Byron/Commissioners Rd

Ms Wise

I am emailing you to share my concerns about the development proposal on Commissioners Road in Byron - Z 8635 My concern is with the proposed pathway that will lead down to the river onto the naturalized area behind the proposed building site. I am a long time resident at 1288 Halls Mill Place and am adamantly opposed to the proposed pathway into this naturalized area.

Aside from the fact that this area has been deemed a naturalized area and is home and nesting site for deer, fox, groundhogs, skunks, raccoons, snakes, birds, hawks, falcons, waterfowl, wood ducks and both snapping turtles and eastern Spiney Softshelled turtles, it has also been an area for serious legal issues.

This area was a dump site for garbage, a place where stolen vehicles were abandoned and where under aged teens partied, started fires, broke into neighbourhood properties from the back and was also a drug selling site. The police had to patrol the area and finally, the city/ parks department, put up a fence and a locked gate. That helped tremendously. There are still groups of underaged teens and people going to the area but the neighbours make it known they are being watched and the vegetation is so high and there are so many areas of stinging nettle that it keeps them from partying, having bonfires and lingering.

Opening up this area with a large pathway is going to cause tremendous legal issues again because it will provide easy access to this area again. The mountain bikers that were a real problem and caused tremendous damage to the vegetation in the area will return because of the easy access, the skate boarders will hang out there and you will be putting all the residences at risk of vandalism and theft.

To state that opening up areas with pathways has decreased problems is definitely not the case in areas by the river. I know this for a fact.

I had a pathway put behind my house. Before the pathway was built, we never had anyone trespass, or break into our home or vehicles. Since the pathway was installed I have had to call the police on many occasions. We have items stolen from our yard, outdoor furniture thrown into the river at night, had men trying to break into our garage repeatedly. Had drunken teens wandering through our yard. Had my locked car broken into three times in the past year. I have had objects and garbage thrown against my barn and into my yard. We have been woken up at night to teens yelling and skate boarders using the paved pathway behind our house. The city put up a fence behind my property, added a few fir trees but the problems did not stop. The police told us that people could access our property from the river and the pathway and we were basically "sitting ducks" so, on their advice, bought a German Shepard dog to help us guard our property, we put up private property signs and yet we STILL have people on our property at least several times a week day and night and on many occasions have had to call the police to have them removed. We NEVER had any of these problems before the pathway was put in behind our home.

I can guarantee that if you put a pathway into this area you will put all the homes on Commissioners Road and Halls Mill Road at risk.

So, are you willing to put property and lives in danger to open up the one remaining area that is a safe home to so much wildlife?



--	--

**Z-8635**  
**Sonia Wise**

If you would like any more information don't hesitate to contact me either by email or by phone at [REDACTED]. And please add me to your mailing list as I would appreciate being kept up to date on this development Thank you Debbie Park  
1288 Halls Mill Road resident.

Sent from my iPad

-----Original Message-----

From: LARRY Morrison [mailto:[REDACTED]]  
Sent: Thursday, August 18, 2016 11:57 AM  
To: Debbie Park  
Cc: Wise, Sonia; ahopkina@london.ca; [REDACTED]  
Subject: Re: Z 8635 - Development in Byron/Commissioners Rd

We live at 1443 Commissioners W, Stonegate Condos.  
A walkway to the river will obliterate the deer & other wildlife trail along the river bank .  
Why is this walkway being proposed when we are trying to keep London as natural as possible???? Erosion will quickly happen.  
As well , this will open up many new issues of security in this area. We watch across the river onto CPR property , the parties that take place over there. Campfires ,camping & partying that result in garbage as well as illegal activities.  
Please reconsider this idea.  
Larry & Catherine Morrison

Sent from my iPad

> On Aug 17, 2016, at 12:46 PM, Debbie Park <[REDACTED]> wrote:  
>  
> Ms Wise  
> I am emailing you to share my concerns about the development proposal  
> on Commissioners Road in Byron - Z 8635 My concern is with the proposed pathway that will lead down to the river onto the naturalized area behind the proposed building site.  
> I am a long time resident at 1288 Halls Mill Place and am adamantly opposed to the proposed pathway into this naturalized area.  
> Aside from the fact that this area has been deemed a naturalized area and is home and nesting site for deer, fox, groundhogs, skunks, raccoons, snakes, birds, hawks, falcons, waterfowl, wood ducks and both snapping turtles and eastern Spiney Softshelled turtles, it has also been an area for serious legal issues.  
> This area was a dump site for garbage, a place where stolen vehicles were abandoned and where under aged teens partied, started fires, broke into neighbourhood properties from the back and was also a drug selling site. The police had to patrol the area and finally, the city/ parks department, put up a fence and a locked gate. That helped tremendously. There are still groups of underaged teens and people going to the area but the neighbours make it known they are being watched and the vegetation is so high and there are so many areas of stinging nettle that it keeps them from partying,having bonfires and lingering.  
> Opening up this area with a large pathway is going to cause tremendous legal issues again because it will provide easy access to this area again. The mountain bikers that were a real problem and caused tremendous damage to the vegetation in the area will return because of the easy access, the skate boarders will hang out there and you will be putting all the residences at risk of vandalism and theft.  
> To state that opening up areas with pathways has decreased problems is definitely not the case in areas by the river. I know this for a fact.  
> I had a pathway put behind my house. Before the pathway was built, we never had anyone trespass, or break into our home or vehicles. Since the pathway was installed I have had to call the police on many occasions. We have items stolen from our yard,

Z-8635

Sonia Wise

outdoor furniture thrown into the river at night, had men trying to break into our garage repeatedly. Had drunken teens wandering through our yard. Had my locked car broken into three times in the past year. I have had objects and garbage thrown against my barn and into my yard. We have been woken up at night to teens yelling and scate boarders using the paved pathway behind our house. The city put up a fence behind my property, added a few fir trees but the problems did not stop. The police told us that people could access our property from the river and the pathway and we were basically " sitting ducks" so, on their advice, bought a German Shepard dog to help us guard our property, we put up private property signs and yet we STILL have people on our property at least several times a week day and night and on many occasions have had to call the police to have them removed. We NEVER had any of these problems before the pathway was put in behind our home.

> I can guarantee that if you put a pathway into this area you will put all the homes on Commissioners Road and Halls Mill Road at risk.

> So, are you willing to put property and lives in danger to open up the one remaining area that is a safe home to so much wildlife?

> If you would like any more information don't hesitate to contact me

> either by email or by phone at [REDACTED]. And please add me to your

> mailing list as I would appreciate being kept up to date on this

> development Thank you Debbie Park

> 1288 Halls Mill Road resident.

>

>

> Sent from my iPad

18 August 2016  
 Ms. Sonia Wise  
 City of London, Planning Services  
 P.O. Box 5035  
 London, ON N6A 4L9  
 Cc; Ms. Anna Hopkins, Councillor - Ward 9, Strategic Priorities & Policy Committee  
 City Council – City of London, Mr. Doug German, Board of Directors - M.C.C #424  
**Re: Z- 8635**  
 Dear Ms. Wise,

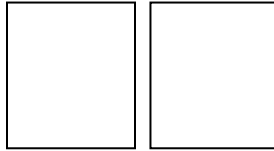
I was informed by letter dated August 3, 2016 of the proposed zoning by-law amendment regarding the properties at 1349, 1351, 1357 & 1361 Commissioners Rd W (London). I appreciate the detail contained within these documents (and further examined at the July 18/16 community meeting) outlining information for adjacent homeowners. The proposal calls for a) an amendment to the current zoning by-law as it pertains to the above address(es) and b) the plan for the construction of a low-rise apartment building with 54 residential units.

I've had an opportunity to examine the application(s), review the (current) position of our Board of Directors and visited the lots and potentially impacted adjacent land. I support the construction of the apartment building. However, wish to share my concerns regarding the proposed easement to the natural area (to the north). The proposed public easement opens the door for pedestrian traffic that will encroach on private property. It would become a ‘pathway to nowhere’ and raises privacy, security and safety concerns. I strongly encourage the city to follow through with its mandate to preserve forest and allow natural landscape (green space) to remain unencumbered.

Regarding the increased traffic flow and given the building’s proximity to a church and school, does the city intend to build in a provision for entering and exiting the new property? I assume this is also concurrent with the decision to choose between the easterly driveway (in the revised plan) versus an optional driveway to the west?

I recently moved to 1337 Commissioners Rd W. I have not seen a more caring group of homeowners and proactive board members working diligently to create/maintain immaculate grounds to compliment the natural beauty that surrounds this address. I appreciated Ms. Hopkins’ inspection of our property and the impact the new build will have on our home, especially along the westerly fence line, where the integration of flowers, shrubbery and trees compliment the natural canopy. I’m hopeful that our concerns will be taken into consideration for our mutual benefit.

The views expressed in this letter are that of my own. They do not necessarily represent the views shared by all M.C.C. #424 Board of Directors and/or property owners.



**Z-8635**  
**Sonia Wise**

Regards,  
Brian Nuttall  
8-1337 Commissioners Rd W.  
London, ON N6K 4V2

**From:** Beverly Carruthers [mailto: ]  
**Sent:** Saturday, August 20, 2016 1:56 PM  
**To:** Wise, Sonia  
**Cc:** Hopkins, Anna; City Councillors  
**Subject:** proposed development at 1349 - 1361 Commissioners Rd West

We live at unit 14-1337 Commissioners Rd W. This is my second mailing re this project and this one follows the previously held meeting at St. Anne's Anglican Church which presented new information.

We are still gravely concerned about this project for the following reasons:

1. The proposed building is to be 5 floors high. The other 2 apartment buildings that are close by are only 4 floors in height. Originally this proposed building was to be 4 stories which would be more suitable to the neighbourhood. As this one sits right next to the road it will block the views from several angles. As well it already is difficult to get out into the flow of traffic from our condo complex, let alone add a tall building with extra possibilities for traffic.

The city already has several guidelines in place for new structures and we question the necessity for requesting a change to those already existing guidelines to suit a builder.

2. The appearance of the proposed building although extremely modern is pretty ugly and very utilitarian looking. It does not blend in with the other buildings in the neighbourhood.

3. The proposed walkway to the ravine at the back is pointless. There are no city trails down at the river and walking through the existing underbrush will be very painful as it is full so stinging nettle. To suggest that the builder wishes to follow city guidelines of wanting everyone to have access to city trails is insulting to our intelligence. It would only lead to the pumping station down below. It will also give easy access to the back of our properties as anyone going down that "proposed path" will look for a shortcut out and that will be through my gardens and backyard. Also along the east side of that property next to our fence for a good stretch there is about a 6 foot drop in the land from our property. To mess with that terrain will put the security and stability of our fence in question.

Thank you for your consideration.

George and Beverly Carruthers  
14-1337 Commissioners Rd., W.,  
London, Ontario, N6K 4V2

**From:** Debra Males [mailto: ]  
**Sent:** Tuesday, August 23, 2016 9:43 AM  
**To:** Horne, Sharon <[shorne@London.ca](mailto:shorne@London.ca)>  
**Cc:** Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>  
**Subject:** RE: Notice of Revised Application - 1349, 1351, 1357 and 1361 Commissioners Rd. W. (Ward 9) - Z-8635

Sharon Horne, City Planner  
cc Anna Hopkins, City Councillor, Ward 9

Re: Z-8635, 1349, 1351, 1357, 1361 Commissioners Road West

As a resident of Byron, I challenge Treadstone Developments' request to reduce setbacks.  
"Special provisions are requested to permit a reduced front yard setback of 0.6m where 8m is the minimum, and a reduced east interior side yard setback of 4.3m where 6m is the minimum."

--	--

**Z-8635**  
**Sonia Wise**

To maintain consistency, the building should be the same setback as the adjoining properties and can be accomplished by placing the parking lot at the front of the building rather than at the back; or by, placing half of the parking lot at the front and the remainder at the back. Therefore the change in setback is not necessary to proceed with this development.

As with other areas in London, Byron has its own unique characteristics. The appearance of an apartment building sitting so close to the road contradicts the setbacks that other dwellings were forced to uphold. Further, to remain consistent with other such structures, placing the apartments behind the parking area would allow it to blend in better with the community.

Thank you & Regards  
Debra Males  
28 Conifer Court  
London, Ontario  
N6K 2X4

**From:** J. Raffi Titizian [mailto:]  
**Sent:** Tuesday, August 23, 2016 2:06 PM  
**To:** Wise, Sonia  
**Subject:** Re: Notice of Revised Application – 1349, 1351, 1357 and 1361 Commissioners Rd W

To Whom it May Concern,  
Re: Notice of Revised Application – 1349, 1351, 1357 and 1361 Commissioners Rd W  
I am writing to you in regards to the proposed pathway and walkways included in the proposal for the building site at the above location. I am a local resident and my property backs onto the area included in the proposal. I have several concerns about the proposed pathway that I feel the planners should be aware of:

I am concerned that the pathway in question will provide people with direct access to my property, as well as my neighbours property. We have had a number of break ins in the neighbourhood and by providing public access to a secluded area the potential for illicit activity hugely increases. I know that Mr. MacPherson believes strongly that increased access to the area will decrease trespassing and illegal activity, however given the secluded nature of the area and the small neighbourhood I am gravely concerned for the safety of my family should the pathway be installed. It would be very easy for someone to access my back yard and house from the pathway, as the area is poorly lit with few neighbours. When pathways have been installed in other areas of the neighbourhood it has drastically increased the number of trespassing, theft and vandalism issues and I am sure we will see similar issues should the proposed pathway be installed. The site in question is currently a dead end road, with a gate across it that the City installed a few years ago because of the trespass issues, parties, parking and noise issues that were already occurring.

In addition, I don't understand why the developers and the city would install a pathway 'to increase access to the river for the residents of Byron' when we have Springbank Park that is immediately adjacent the proposed area. In addition, it appears that the pathway will be primarily accessible to residents of the development in question. To safely access Springbank Park currently, residents can traverse a sidewalk and an existing pathway to get to the largest stretch of accessible waterfront in the city. The proposed pathway would see users having walk along a hilly street, that has no sidewalks, where residents are pulling in and out of driveways and there are accessible busses providing transport for group home residents and city vehicles maintaining the pump house. There is a lot of traffic on the street currently and it seems as though it would be a safety concern for proposed pathway users to be forced to walk in the live lanes of traffic to access the connections to Springbank Park.

Finally I have concerns about noise and parking. Inevitably the pathway will provide access for teenagers into some of the more wooded areas of the neighbourhood. We already have a significant issue with people having parties in the bush, which causes noise, garbage and



**Z-8635**  
**Sonia Wise**

frequent trespassing issues. I am confident that these issues will only increase once there is easy access to the area, particularly during the evening and over-night hours. In addition, the area in question has no facilities or resources to handle and increased amount of vehicle traffic and parking for people who would like to drive down to the area and park.

I believe that the proposed pathway associated to the development has been poorly thought out and does not take into account the safety of local residents or potential pathway users. It also does not account for the ongoing issues that are already occurring in the area or the potential impacts to local residents. It will cause significant issues for local residents, including trespassing, theft, vandalism and noise complaints. The proposal for the pathway should be removed from the application for 1349, 1351, 1357 and 1361 Commissioners Rd W.

Thank you,  
Jeff R. Titizian

August 23, 2016

Sonia Wise, Planner  
City of London  
[swise@london.ca](mailto:swise@london.ca)

Re: Z-8635  
Revised Application to Amend Zoning By-Law - inclusion of 1361 Commissioners Road West  
Location: 1349, 1351, 1357 & 1361 Commissioners Road West

Dear Ms Wise,

I am writing to you on behalf of the Board of Directors for Stonegate Condominiums (MCC 90) 1443 Commissioners Road West. Stonegate is home to 44 families some having called it home for the past 30 years.

The Board supports sound development and economic growth for the City of London. We appreciate and understand the need for a City to grow and that an area such as Byron, (in particular land in close proximity to the Thames River) is in high demand. It is clear to see when driving through Byron that tremendous care has been taken to ensure dwellings project the image of a highly sought after area: condos are attractive, set back from Commissioners Road - unobtrusive,

We have serious issues with the subject proposal.

First and Foremost – safety. The size of the apartment building has potential to add 100 vehicles to the area if one assumes each apartment could have two vehicles. Given the developer is proposing a reduced number of 65 spaces where are these cars going to park. We assume the City of London will NOT permit road side parking. It is difficult as it is to enter onto Commissioners Rd., now there are a possible 100 more vehicles.....add the extra cars during school year as parents drop off and pick up their children.....now add Tim Horton's drive through traffic which some mornings can spill on to Commissioners Road. Traffic congestion aside what about the safety of the school children. As you are aware, Byron Northview Public School is across the road from the subject properties.

Aesthetics: The developer made a decision to buy an additional piece of property. We do not feel it is in best interest of community nor see how it will benefit the residents to adjust by-law to accommodate a larger size dwelling in order to allow the developer to get a more lucrative return on "his" investment.

--	--

**Z-8635**  
**Sonia Wise**

Suggested recommendations:

Reduce the size of the proposed building.

The proposed dwelling is obtrusive and does not complement the neighbourhood.  
Reduce the physical size – reduce the number of apartments but make them larger – luxury apartments more in line with a higher end building. Increased unit floor space can yield a higher rent. Reduced number of units should equal reduced number of vehicles.

More curb appeal:

Set back from road.  
Have more ground/green space – landscaped.  
Provide enough parking to ensure no side of road parking by residents or their guests.


Safety:

Lighted pedestrian cross walk and still maintain crossing guard during school year  
Left turn lane into property

We have heard City would like to propose a pathway to the River. We totally oppose this idea for safety and security reasons. Neighbours in this area are already subject to vandalism – why provide an environment to increase it? The slope can be steep leading to the river – a definite safety issue. Our community first responders are very busy as it is and such a pathway will put extra pressure on the system with little benefit to anyone.

We urge the City to reject the increased in building size for reasons listed above and that the developer is requested to give consider to reconfiguration of the building structure and external landscaping.

Sincerely,



Guy Beliveau  
President, Board Directors  
MCC 90 Stonegate

**From:** glen.emmerton@rogers.com [mailto: ]  
**Sent:** Tuesday, August 23, 2016 2:47 PM  
**To:** Wise, Sonia  
**Cc:** City Councillors  
**Subject:** Re: Zoning Changes at 1349-1357 - FileZ-8635

Now that a fourth property is involved, in addition to my previous comments it is even more important that:

1. The "driveway be positioned on the west side of the property
2. No amendments be made for set back from the road or height (4 stories only)
3. Public easement to "green space" not be allowed
4. A brick/stone fence be built similar to other properties along the street so there is a uniform appearance and to hide unsightly BBQ,s, toys, bicycles etc.

Glen and Maxine EMMERTON  
7-1337Commissioners Rd W



--	--

Z-8635  
Sonia Wise

London On N6K 4V2

Sent from my iPad

**From:** Alison Park [mailto: ]  
**Sent:** Tuesday, August 23, 2016 8:17 PM  
**To:** Wise, Sonia  
**Cc:** ahopkins@rogers.com  
**Subject:** Notice of Revised Application for 1349, 1351, 1357, 1361 Commissioners Rd W.

To Whom it May Concern,

I am writing to you in regards to the proposed development at 1349, 1351, 1357 and 1361 Commissioners Rd West. I am opposed to the proposed pathway leading from the development into the naturalized area at the end of Old Bridge Road, directly behind the development.

I am objecting to the proposed pathway for a number of reasons. While I support the development of parks within the city and the increased access for citizens to natural areas, development in the area of the proposed pathway presents a number of safety and liability issues that need to be considered.

1. The Halls Mill neighbourhood:

When creating pathways in natural areas the impact to neighbouring communities must be considered. The Halls Mill neighbourhood has a low population density and would be traversed by proposed pathway users in order to gain access to Springbank Park. Increased access to this neighbourhood will cause increased traffic (pedestrian, cyclist, skateboard and motor vehicle), noise, and garbage for residents. The streets are narrow and in poor condition, and there is very limited capacity for the current infrastructure to support additional motor vehicle traffic and parking, in addition to safely accommodating increased pedestrian, cyclist and skateboarding traffic. Additionally there are no sidewalks for pedestrians to make use of, forcing them to walk in the live lanes of traffic to hypothetically use the proposed pathway to connect to Springbank Park.

Because the Halls Mill neighbourhood is at the termination point of Springbank Park, residents already deal with increased motor vehicle traffic from park users, increased pedestrian traffic on the travelled portion of the roadway to navigate around while driving a vehicle, illegal parking, and every year there are many instances when the street is partially or fully blocked for several hours by a vehicle left by a park user. This creates problems for residents trying to access their houses, as well as emergency vehicles trying to access the street. I have personally had park users leave their vehicles in my driveway without permission, blocking my own vehicle in the driveway for hours and forcing me to use alternative transportation to get to work. Sadly, this occurs multiple times per year to not only me, but to other residents as well.

2. Safety of Residents:

Because of the relatively low population density of the Halls Mill neighbourhood and the naturalized surroundings, the installation of pathways has a demonstrable negative impact on the safety of the residents of Halls Mill. Following the installation of the current pathway system in the neighbourhood there has been a marked increase in the following safety concerns (as reported to London Police Service):

- a) Break and Enters
- b) Theft
- c) Mischief
- d) Liquor Licence Act violations,
- e) Trespass to Property,
- f) Disturb the Peace
- g) Weapons violations

--	--

**Z-8635**  
**Sonia Wise**

The current pathway infrastructure has facilitated increased access to the properties of Halls Mill residents, and due to the naturalized surroundings illicit activity is typically difficult to observe by neighbours or passerbys. This has created ideal conditions for illicit and illegal activity to take place. There has been an increase in the number of actual and attempted break and enters in the neighbourhood, theft from vehicles, and mischief such as patio furniture being stolen or thrown in bushes or in the river. There have been countless instances of groups of people ‘partying’ in the bush areas. When these parties occur it includes noise that disturbs the neighbours, intoxicated persons trespassing, people urinating, vomiting and defecating on private property, garbage being left for neighbours to clean, and fires being set in the bushes and left unattended. In addition, there were such issues with this happening previously at the proposed pathway site, the city actually gated off the area to reduce accessibility, which has greatly reduced the issues that were occurring in the past.

3) Access to the Thames River for Byron residents:

It has been argued by those in favour of the pathway that there is insufficient access to the river for the residents of Byron, however this argument is without merit. Byron residents currently have at their doorsteps one of the largest parks in the city, with ample waterfront pathways that are universally accessible. The proposed pathway does not increase accessibility to Springbank Park, as it is equal distance to another, already existing pathway that provides access. This pre-existing pathway does not require users to walk along an existing roadway in order to connect to Springbank Park.

4) Wildlife habitat & floodplain

The proposed pathway would put users directly within the nesting habitat of several species at risk, including the Eastern Spiny soft-shelled turtle. Increasing access to this area would have a negative impact on the nesting sites of the species involved. Additionally, nearly the entire area in question lies within existing floodplain, which zoning prevents residents from constructing any decks or patios in the area. Yet despite restrictions on residents the city is proposing to build within that same zoning which could potentially be impacted by floodwaters.

Thank you for hearing my concerns as they relate to the proposed pathway. I hope that you will consider the very valid points that I have raised and decide against constructing the pathway.

Alison Park

**From:** Nancy Lee [mailto: ]  
**Sent:** Thursday, September 08, 2016 1:20 PM  
**To:** Wise, Sonia; Hopkins, Anna  
**Subject:** Re: Z8635 Byron proposed apartment building

Dear Sonia and Anna

The notice of the July 3 meeting re. Z8635 the opposed building of an apartment on lots 1349 - 1351 and 1357 was **sent to only a few people**. The excuse given was that there was the possibility of a mail strike (which did not happen).

Despite this lack of information over 50 people attended the meeting.

The proposal has been changed to now include lot 1361. Although we have received notice of the change no information about the next meeting has been received.

Since many people were not informed of the last meeting, it is important that they should be allowed to ask questions and to voice their concerns. **It is therefore only right that the next meeting regarding this development be held in Byron.** This will also enable senior citizens and people without easy transportation to attend.

Z-8635

Sonia Wise

Thank you for your assistance.  
Nancy Lee

I would also like to inform you that to my knowledge two petitions are in circulation and the city Parks Department has been unwilling to share any information regarding future plans for the walk way to the river.

From: Nancy Lee [mailto: ]

Sent: Saturday, September 17, 2016 4:45 PM

To: Wise, Sonia; Hopkins, Anna; Lise Whealy

Subject: Byron - Z8635 - proposed apartment building on Commissioners Rd West

Dear Anna Hopkins and Sonia Wise.

I would like to share with you some things I have recently learned regarding the proposed building of an apartment building by Treadstone \Development at 1349-51-57 and 61 Commissioners Rd West. Amendment Z-8635.

Recently, I have learned that a number of petitions (at least 3) are being conducted to change the plan that was presented by mail August 3 and explained at the meeting in Byron in which over 50 people attended (despite very few people being contacted about this meeting - due to the anticipated mail strike, which did not happen).

I helped a friend gain some names for the Byron landscape Petition – It took me only about an hour and a half to gain 35 names and 98% of the people I approached signed the petition and only a few knew about this proposed land change. The following outline is based on the comments they made to me. (the other names were obtained from residence of Riverridge Condo - with 100% agreement to sign the petition)

The apartment building

- Not only a. people living near the immediate area do not want the proposed plan to be approved but also b. other people who live in Byron and frequent the area, c. walkers who pass it and d. other Londoners, who visit Byron because of it **village atmosphere** don't like it as well.
- Local business people don't like it as it will “increase traffic congestion and hamper their travel to work and the convenience of their clients”.
- Many felt the size of the apartment was out of character with the village atmosphere of Byron. They pointed out that other builders have built apartment buildings in Byron and placed them well back from the road, tried to keep many trees and maintain the village feel of Byron.
- The building does not keep the historic nature of Byron. Tim Horton's was cited as one example of a building that paid particular attention to fitting into Byron.
- The proposed apartment is located in what is referred to as the 'Byron Bubble' (Byron's Village area) not downtown London so should fit into the area.
- They are worried about the increase of traffic and the danger to school children at Northview Public School. They also mentioned that it would be very difficult to cross the road to get to the bus stops.
- They did not understand why the building was being planned to be built so close to the road when there was ample parking space that could be used behind it.
- Almost all mentioned the importance of maintaining the historic village character of Byron explaining that this is why they moved to Byron or came to visit Byron. They felt that the proposed building was 'out of character' with the surrounding area and would destroy the beauty of Byron.

You may also be interested to know that Byron is older than London and we Byronits are very proud of our history.

The proposed path to the river

- Some were concerned about how the proposed path to the river and felt that it would increase vandalism as has already happened when the path on Hall's Mills Road was opened.
- They were also concerned how the path would affect local wild life – not only the endangered turtles but deer and other native wildlife.
- Many said that they thought the proposed path strange as “why would anyone walk there when there is a Wonderful Park and Warbler Woods to walk in ?”.

--	--

**Z-8635**  
**Sonia Wise**

My own concerns were outlined in an email I sent to Sonia Wise – see below.  
I hope that you will take interest in this matter as I know many people are unhappy with it but very few know about it.

Thank you  
Nancy Lee  
#27 1331 Commissioners Rd West

My concerns sent to Sonia Wise  
Re. Proposal Z8635 Commissioners Rd. W. Apartment.

I and I believe most of the attendees are fully aware of the city's objective to grow up not out and to encourage walking – however I believe proposal Z8635 supports neither.

Concerns:

- Following is a restatement of the concerns I raised at the July 18 meeting at Saint Ann's Church  
1. scale back building. # of units

We learned that the proposed building would be enlarged to include 54 not 43 residential units. Although keeping within cite's density guidelines it will cause considerable disruption because of the steady flow of traffic on Commissioners road. Following are my concerns:

- estimating that 43 residents will generate 6 trips at peak hour and 12 trips is not realistic.
- if it is expected that retired people will live there expect a higher than normal traffic flow as they leave and return more often and have more visitors than working people. They often leave at peak time for various reasons.
- Tim Hortons generates traffic blockage during rush hour and on holidays – often with cars backed up along Commissioners road
- It is already difficult to enter and exit our condo complex at many times during the day. Many of our seniors (as well as others) have mentioned how difficult it is to exit. I expect that there will be an accident someday.
- In the London free Press it was stated that the traffic in front of schools may be decreased from 50 to 40 to 30 MPH. This will again increase traffic congestion.

## 2. Moving the building back to be in line with other buildings

History – Byron is a unique community in London and has a very strong and distinct personality. When it was expanding in the 1950's special emphasis was placed on having tree lined streets to enhance its appeal. For example: The organization of Even-Stephen (residences on Stephen Street organized an initiative to have maple trees (at their own expense) planted on both sides of the street. As other streets were added more and more trees were planted. We are therefore very attached to our trees and enjoy walking to the village under them – now it is being proposed that some trees and green space be replaced by cement and a huge wall of brick 60 or more feet high. Following are my concerns:

- the building will not enhance walking but hinder it due to a hard scape and possibly noisy from close by balconies forming an unwelcoming environment.
- all other buildings along Commissioners road have been built back from the road to maintain the green and tree line atmosphere of Byron. The proposed building will not fit in and look very much out of place.
- there is plenty of space for parking at the back so that a reasonable green and treed area can be put in front of the building
- Byron is already an active walking community with many people walking to the village and Warbler woods. This development affects not only nearby residence but people as far away as Oxford street.
- Byron has a reputation for a lovely walking community will be eroded due to a building that does not fit with the urban environment.

## 3. Traffic light.

- A traffic light at the end of Stephan Street will make it safe for children to cross the street.
- It will also help and encourage people to walk to the village.
- It will also stop people from dashing across commissioners Rd. (which is often done) not only the number of cars using the street but the number of pedestrians should be considered.
- It will also solve some of the traffic problems as mentioned above.

--	--

Z-8635

Sonia Wise

<div> <div>4. The green space behind and the walking path</div> <div> <div>- The green space behind the building is under utilized.</div> <div>- there is adequate space to have parking in the green space and if “really wanted” a path for walkers and trees.</div> <div>* the idea of making a walking path to the pump station is baffling.</div> </div> <div> <div>The path would begin and end by walking through private property. We have experienced vandalism due to children using the rough trail behind the proposed sight. Owners have already complained about strangers walking through our property. A car was vandalized this year – probably by someone coming down the 'trail'. We have already discussed how to close access to our complex via this route.</div> <div>I question who would even use this path. The pump station is often smelly. There is no place else to go except the pump station (Springbank Park is blocked by private property). It is isolated and therefore a great place to hang out for trouble makers (ie drugs) and possibly dangerous for seniors who should be advised not to use this path.</div> <div> <div>- Will police check this area for problems?</div> <div>- Since it is isolated it will also be a great place to let you dog do what dogs do when they are near trees. This causing potential risk for disease and an unpleasant place to walk.</div> <div>-Who do you think will use this path? I expect few that I would want to meet on my own.</div> </div> </div> <div> <div>5. Unsightly, view and other disruptions. The height of building will affect many local residence as it can be seen from quite a distance.</div> <div>Concerns: lights at night (we already have had complaints re. The Churches' lights, seeing the building from quite a distance due to height, fear of unsightly balconies (many apartment condos have rules on what and what not can be put on balconies), noise and lack of privacy. (These can be corrected or at least controlled by the builder)</div> </div> <div> <div>5. Are you planning for the future?</div> <div>On a recent news program, the city planner of Toronto talked about the quick approach of driverless cars. She said that they will be in wide spread use in the not to distant future. At that time we will not need the large parking lots we have today. If the present proposal goes through in the future there will be a large empty cement parking lot in a location that leaves very few options for improvement.</div> <div>London has done some very innovative planning (ie.) West 5. I feel this proposal is a giant step backward.</div> </div> <div> <div>Finally. I want to stress that many, many neighbours are deeply concerned about this proposal. Despite only a few people being informed about the meeting at a very short notice (I learned about it Friday afternoon for a meeting Monday night). Approximately, 50 people attended the meeting. Many were very knowledgeable about building restrictions and limitations.</div> <div>Many other concerns were mentioned but I will leave that to the people who voiced them to explain.</div> </div> <div> <div>Nancy Lee #27 1331 Commissioners Rd West.</div> </div> </div>
--

--	--

Z-8635  
Sonia Wise

Byron Landscape Preservation Group

**BLANK SUMMARY PRO FORMA**

As Byron property-owners, and residents, we encourage, preserve, and speak out for Byron's small village atmosphere and heritage landscape including:

- Trees
- Green space, park space, and pedestrian paths
- Natural wild growth areas of native species
- Public parks and gardens
- Undeveloped natural river frontage and public river access

We support low-density building development that maintains the character and quality of life Byron residents value: emphasis on green landscape (detailed above); quiet, uncrowded, neighbourhoods; pleasant walking and cycling access to Byron village services, retailers, and green spaces.

\* This form is to make it easier to voice your concerns. Please fill out and sign, and we (volunteers) will collect and take to City Hall on your behalf. You may contact us at: [anothergreenworldagw@gmail.com](mailto:anothergreenworldagw@gmail.com) Thank you for showing you care!!

---

RE: Treadstone Developments' recent application to amend the zoning by-law at 1349-1357 Commissioners Rd. W. in Byron (across from St. Anne's Church):

I am opposed to several aspects of the proposed plan, as described and shown on the recent mailing from the City of London planning department. I am specifically concerned about the following items and request that they be changed as noted below:

☐ I am opposed to a 5-story building. I would support a development of townhomes or a 3-story apartment building. (72 SIGNATURES)

☐ I am opposed to reducing the front yard set back from the current 8m (almost 32 ft.) to 0.6m (less than 3 ft.) as this would effectively place the proposed building right on the sidewalk, across the road from a heritage building (St. Anne's Church) and an elementary school, impact pedestrian and cycling environment, replace mature trees/green space, and overshadow existing buildings (affecting quality of life and property values). I would support a front yard set back of no less than 2m (just under 8 ft.). (70 SIGNATURES)

☐ If this development is approved in any form (as proposed or as amended in response to Byron residents and ratepayers concerns), I would like the current London Transit bus stop and shelter moved eastwards to be located just east of the entrance to 1367 Commissioners Rd. W. ("River Woods") where there is already a crossing guard during school hours. This would provide increased safety for school children and transit users, as well as locating the stop closer to higher density housing. (64 SIGNATURES)

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_





Z-8635  
Sonia Wise

*TS - signatures*

### Byron Landscape Preservation Group:

As Byron property-owners and residents, we encourage and support the preservation of the historic character of the village of Byron by maintaining: quiet uncrowded neighbourhoods, pleasant walking and cycling access to the Byron village and access to local green spaces.

We want Byron to maintain its small village atmosphere and heritage landscape by retaining:

- Trees, green space, park space, and pedestrian paths
- Public parks and gardens, including natural wild growth areas of native species
- Undeveloped natural river frontage and public river access
- Reasonably controlled population density

This form enables you to voice your concerns regarding the proposed building of a 5-story apartment building on Commissioners Road W. near Stephen Street. Please fill out and sign this form. Volunteers will collect and take it to City Hall on your behalf. You may contact us at: anothergreenworldagw@gmail.com

You can also send your comments by mail, email or fax to:

The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9.

Attn: Sonia Wise Tel: 519-661-2500 ex. 5887, fax: 519-661-5397, email: swise@london.ca Please refer to the file number Z-8635 or 1349-1361 Commissioners Road W.

You can make them change their plan by voicing your concerns. Thank you for showing you care!!

**RE: Treadstone Developments' recent application to amend the zoning by-law at 1349-1357 Commissioners Rd. W. in Byron (across from St. Anne's Church):**

We are opposed to the planned building of a 5 story apartment complex on this site. Our main concerns are as follows: The proposed building across the road from a heritage building (St. Anne's Church) and an elementary school will impact: the pedestrian and cycling environment, remove of mature trees/green space, overshadow existing buildings, add traffic congestion, and destroy the historic atmosphere of the Village.

☐ I am opposed to a 5-story building. I would support a development of town-homes or a 3-story apartment building.

☐ I am opposed to reducing the front yard set-back, from the current 8m (approx. 25 ft.) to 0.6m (less than 2 ft.) I would support a front yard set back of 'no less' than 5m (just over 16 ft.).

**RE: increased traffic, safety of drivers, pedestrians (especially children) and transit users:**

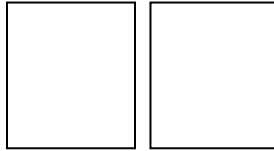
☐ If this development is approved in 'any' form (as proposed, or as amended in response to Byron residents and ratepayers concerns), I would like the London Transit bus stop and shelter (currently in front of 1385 Commissioners) moved eastwards (east of 1367 Commissioners Rd. W. "River Woods"), where a crossing guard exists during school hours.

1. Name PETER SEHAPURGA Signature *Peter Sehapurga*  
Address 1331 Commissioners Rd W Date Sept. 10/16

Please feel free to take this form and have your friends and neighbours sign it as well.

2. Name TANYA SEHAPURGA Signature *Tanya Sehapurga*  
Address 1351 Commissioners Rd. W Date Sept 10/16

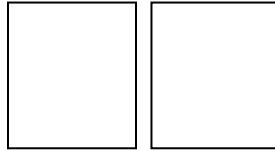
3. Name Najwa Zebian Signature *Najwa Zebian*  
3511 Loyalist crt. Sept 14, 2016



Z-8635  
Sonia Wise

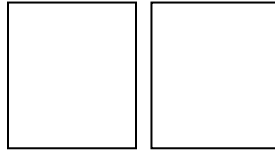
45	Name Samya Zebian	Sig. Samya Zebian
	Address _____	Date _____
✓ 4.	Name <u>Clair Soper</u>	Signature <u>Clair Soper</u>
	Address <u>16-1331 Comm. Rd. W</u>	Date <u>Sept. 10/16</u>
* 5.	Name <u>Irene Faveri</u>	Signature <u>Irene Faveri</u>
	Address <u>24-1331 Comm. Rd. W</u>	Date <u>Sept 10/16</u>
✓ 6.	Name <u>Linda Jack</u>	Signature <u>Linda Jack</u>
	Address <u>24-1331 Comm Rd W</u>	Date <u>Sept 10/16</u>
✓ 7.	Name <u>Donna Wolsey</u>	Signature <u>Donna Wolsey</u>
	Address <u>1331 Commissioners Rd W</u>	Date _____
✓ 8.	Name <u>PATRICK M. KENNEDY</u>	Signature <u>Patrick M. Kennedy</u>
	Address <u>1331 Commissioners Rd. W.</u>	Date <u>Sept 11/16</u>
* 9.	Name <u>Sharon Jones</u>	Signature <u>Sharon Jones</u>
	Address <u>1331 Commissioners Rd. W.</u>	Date <u>11/9/16</u>
* 10.	Name <u>Donna Carter</u>	Signature <u>DONNA CARTER</u>
	Address <u>1331 Commissioners Rd W</u>	Date <u>Sept 11/16</u>
✓ 11.	Name <u>DONNA HODKINSON</u>	Signature <u>D. Hodkinson</u>
	Address <u>#7 1331 COMMISSIONERS RD W</u>	Date <u>Sept 13/16</u>
✓ 12.	Name <u>Rosanne Brown</u>	Signature <u>Rosanne Brown</u>
	Address <u>8262 Irish R. Mt Brydges</u>	Date <u>Sept 13/16</u>
✓ 13.	Name <u>Anne Campbell</u>	Signature <u>Anne Campbell</u>
	Address <u>144 Fairlane Ave London</u>	Date <u>Sept 13/16</u>
✓ 14.	Name <u>Bob Klarac</u>	Signature <u>Bob Klarac</u>
	Address <u>2203-340 Colborne St, London</u>	Date <u>Sept 13, 2016</u>
✓ 15.	Name <u>Pablo Zuniga</u>	Signature <u>Pablo Zuniga</u>
	Address <u>416 Griffith St. N6V 2S4</u>	Date <u>Sept 14-2016</u>
16.	Name <u>James Carmichael</u>	Signature <u>James Carmichael</u>
	Address <u>3 Melanie Crt London ON N5X 1A3</u>	Date <u>Sept 14. 2016</u>
17.	Name <u>Rhonda Stark</u>	Signature <u>Rhonda Stark</u>





Z-8635  
Sonia Wise

✓	Address	3 Melrose Ct London USA	Date	Sept 14, 2016
✓ 18.	Name	Rebecca Young	Signature	
	Address	937 Quinton Rd	Date	Sept 14, 2016
✓ 19.	Name	Jennifer Sweetwood	Signature	
	Address	50 Bainsdale Cres	Date	Sept 14 2016
✓ 20.	Name	Karen Mann	Signature	Karen Mann
	Address		Date	Sept 14, 2016
✓ 21.	Name	Kate Thompson	Signature	
	Address		Date	Sept 14/16
✓ 22.	Name	Gors Jean	Signature	
	Address		Date	09/14/16
✓ 23.	Name	Mike Brown	Signature	
	Address	179 Farmington Way	Date	Sept. 14
✓ 24.	Name	Dolores Kern	Signature	
	Address		Date	Sept. 14
✓ 25.	NAME	FRED KERN	SIG.	
	ADDRESS	<del>THE</del>	DATE	Sept 14
✓ 26.	Name	Dan Pielens		
✓	Address	949 Apache Rd.		SEPT 14/16
✓ 27.	Name	Tracie Park		
	Address	949 Apache Rd.		SEPT 14/16
✓ 28.	NAME	JOYCE HILTON		
	ADDRESS	386 Reynolds Rd.		Sept. 14/16
✓ 29.	NAME	DEBRINA URQUHART		
✓	ADDRESS	138 SOMERSET		Sept 14/16
✓ 30.	Name	Bora Trummel		
✓ 31.	Name	Valerie Seguin		
	Address	8 Rockford Cres.		



Z-8635  
Sonia Wise

32 Sylvia Murphy	1499 Byron BASILINI Rd.
LISBETH RAULI 13372 commissions	R.W. S. Murphy,
33 P. BERK	P. Berk.
34 Apriano Clarke	34 Earl Court Terrace
<i>[Signature]</i>	Sept. 14, 2016
35 <del>Clarke</del> + Madeline D'Orazio	6 LINDAU Terr. #10
36 Cub D'Or	Sept. 14, 2016
37 Jack Phillips	✓ ✓
38 N. LORI ON AMBLER	✓ ✓
S. L. Ambler	1502 WARBLEN WOODS WALK
39. Bill Ambler	Ad 15-5 Cadogan Terrace
NX Ambler.	Date Sept. 14, 2016
40. Mary Liberatore	15-5 Cadogan Terrace
Mary Liberatore	Date Sept 17, 2016.
41 Anjana	50 Northumberland Rd.
Anjan	Sept 14/16.
42. Piya	Sept 14/16
43 Ann-Marie Greasley	105-916 Wonderland Rd S
Ann-Marie Greasley	Sept 14/16
44 Hanan 3511 loyalist	
Gen. 14/11.	



**Z-8635**  
**Sonia Wise**

**Re. Proposal Z8635 – 1349-61 Commissioners Rd. W. Apartment by Treadstone Developments**

I live near the above proposed building site, attended the developers meeting at St Anne's Church (July 18) and have talked to numerous people living in the area as well as assisted in the gathering of names for the petition of Byron Landscape Preservation Group. The following is a summary of concerns that have been told to me by approximately 80 people canvased during two short afternoon sessions.

**Concerns voiced:**

**'Good planning' for the Village of Byron:**

Residents of the area bought or rented their property in 'good faith' attracted to the historic village atmosphere of Byron. They were attracted by the walking path along tree lined Commissioners Road and the predominance of single family units, low level townhouses and only one small apartment building, built far back from Commissioners Road that does not hinder the 'Village' look of the area. Other developers have build apartment buildings along Commissioners but they have respected the environment and historic nature of the village both in building design and maintaining a tree lined walkway.

There is a natural unit formed between the Hall's Mill's Road and Stephen Street. The proposed building will change the character, nature and functionality of this area. The people interviewed voiced the following concerns:

- the proposed building will not enhance walking but rather hinder it due to a hard scape, noise from nearby balconies and increased traffic, all forming an unwelcoming environment.
- the proposed building will destroy adjacent green space and mature trees on Commissioners Road and does not suit the 'village' character of Byron.
- it should be noted that Byron is already an active walking community with many people walking to the village and Warbler Woods. This development affects not only nearby residents but people as far away as Baseline Road and Oxford Street.

**Safety**

- the proposed building is built across the street from a primary school (Northview Public School). The flow of cars in and out of the building will result in the increased of possible accidents with children attempting to cross the street.
- the only nearby bus stops are also located in front of proposed building making it necessary for people to cross the already busy Commissioners Road to access public transportation. Since many of the bus patrons are: young families, teenagers and the elderly, there will be an increase in the danger of crossing Commissioners Road, since there is no safe place to cross the street.

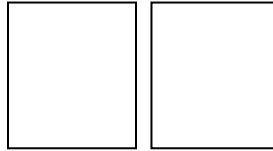
**Traffic flow and unit increase**

- The proposed building will increase traffic units by 1350% (4 to 54). The developers estimate of only **6 trips at peak hour** from the apartment building is baffling. The building is expected to attract empty nesters, young couples and seniors (London Free Press July) all are heavy users of cars, during peak traffic hours.

\*at the July 18<sup>th</sup> meeting it was widely acknowledged by the many seniors in attendance, that seniors generate more traffic flow than the general population. The representative of the developed did not seem to know this.

- how will the developer control traffic units, coming and going from the apartment building occupied by empty nesters and young couples, many of whom will be working (possible cars two per unit)?
- the London Free Press stated that the speed limit in front of schools may be decreased from 50 to 40 to 30 MPH. Since the proposed building is in-front of Northview Sec. School traffic congestion will





Z-8635  
Sonia Wise

increase particularly during peak times: with people driving to work and parents dropping off children at the school and increased bus traffic.

- Commissioners Road is already a busy connector road for people living in the Byron area. Already, entering traffic on Commissioners Road is difficult for local residents particularly at peak hours as there is a constant flow of vehicles.

- local business owners and workers have also voiced concern that the increase in traffic will negatively affect their business due to increased traffic and congestion.

- Tim Horton's generates traffic blockage during rush hour and on holidays – often with cars backed up along Commissioners Road for a considerable distance. This will increase with the addition of traffic units.

#### Wider region affected

- Byron attracts a large number of Londoners and tourists due to its 'Village' atmosphere, proximity to Springbank Park and historical significance. Byronites as well as people from across London all agreed to sign the Byron Landscape Preservation Group's petition (out of over 80 people surveyed only three people declined to sign – one from B.C.).

Very few people knew about this planned development but virtually all were against it.

History – Byron is a unique community in London and has a very strong and distinct personality. When it was expanding in the 1950's special emphasis was placed on having tree lined streets to enhance its appeal. For example: The organization of Even-Stephen (residences on Stephen Street organized an initiative to have maple trees (at their own expense) planted on both sides of the street. As other streets were added more and more trees were planted. We are therefore very attached to our trees and enjoy walking to the village under them – now it is being proposed that trees and green space be replaced by cement and a huge wall of brick 60 or more feet high.

#### Walking path to the pump station

Little has been said by Treadstone Development regarding the planned walking path from the proposed apartment building to the pump station. We have been unable to receive any information about the master plan but wonder if: there is a plan to have public in-put, and if studies have been done regarding: safety, lighting, environmental - i.e. erosion, the increase in vandalism on Hall's Mills Road and the safeguard of the endangered turtle population living in the area?

Finally, I want to stress that many local residents, Byronites and Londoners are deeply concerned about this proposal. Despite only a few people being informed about the July meeting approximately, 80 people attended the meeting (many did not sign in due to the confusion and lack of chairs). To my knowledge there are 3 petitions being made by several groups. This proposal affects a very large group of people, who are not aware of this proposal and have not had a chance to voice their concerns.

Nancy Lee #27 1331 Commissioners Rd West.

*Added note - Tim Horton's - originally was to be built closer to the sidewalk but moved back to keep village look*

*② - Silo - development - originally wanted to build an apartment building but agreed to build town houses.*

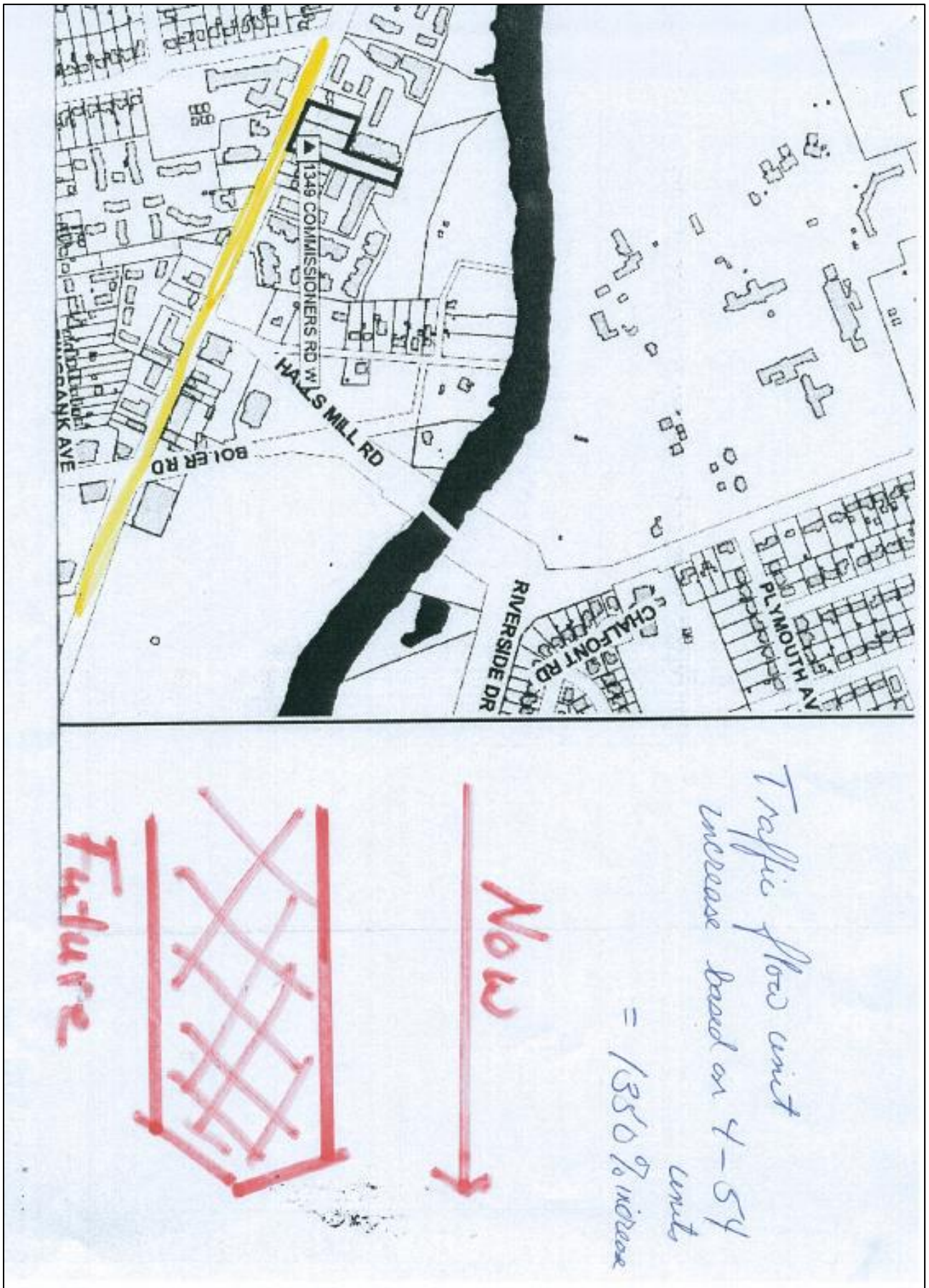
*③ - the apt building nearby is placed far back from the road & is only 4 stories high.*

*... .. 2 stories in height.*



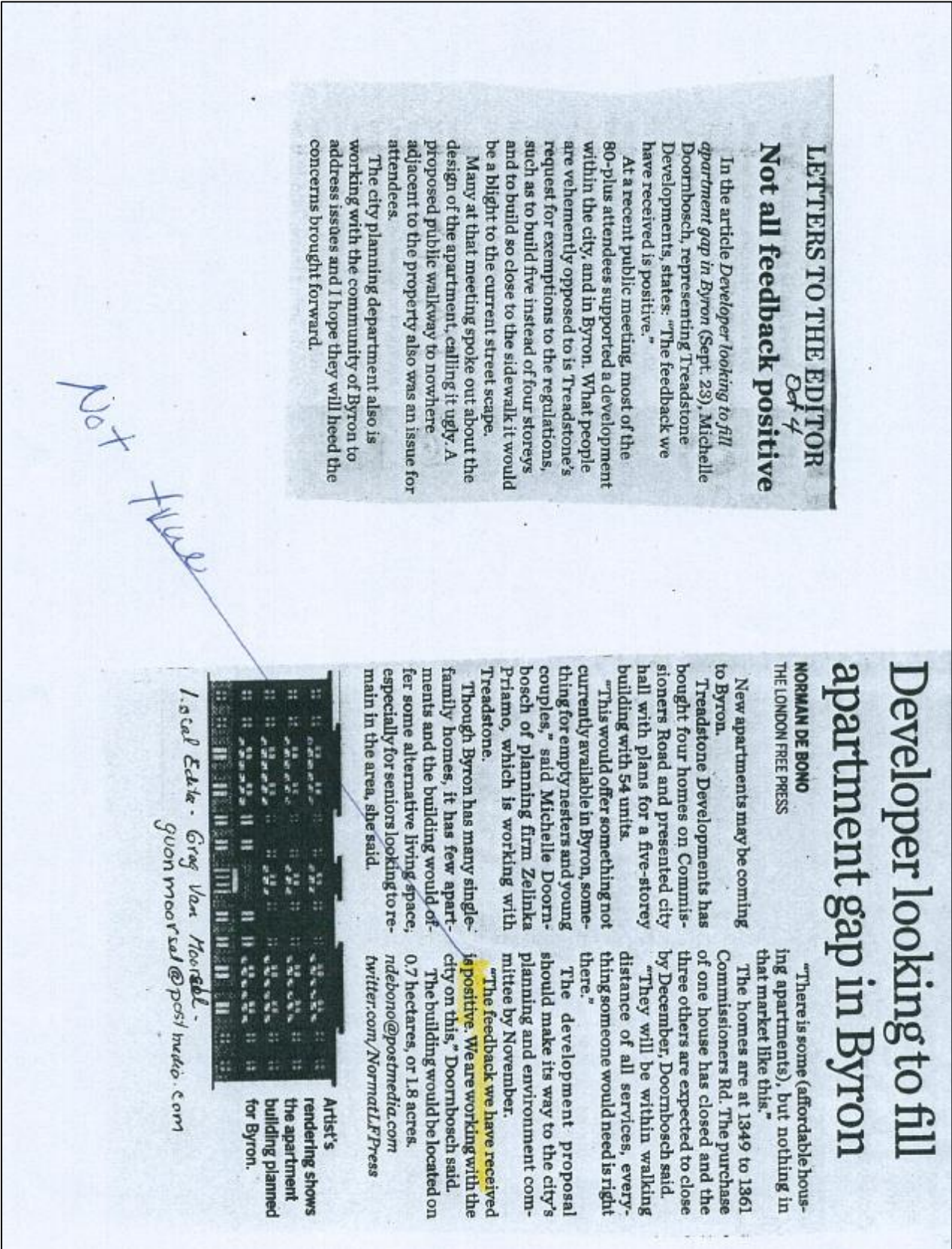
--	--

Z-8635  
Sonia Wise





Z-8635  
Sonia Wise



**From:** Mario Faveri [mailto: ]  
**Sent:** Tuesday, October 18, 2016 4:36 PM  
**To:** Hopkins, Anna <ahopkins@london.ca>; Wise, Sonia <swise@london.ca>  
**Subject:** Proposal Z8635

My wife and I wish to add our voices opposing Proposal Z8635 - 1349-61 Commissioners Road West, Apartment by Treadstone Development.

We live in the River Ridge Condos on the north side of Commissioners which as you know is a major artery for traffic coming into and going out from the city. Currently the heavy traffic during the morning and afternoon rush hours makes it extremely difficult to exit left from our complex leaving us in our complex with three options in the mornings:

--	--

**Z-8635**  
**Sonia Wise**

1. accept the frustration of trying to wait it out
2. take a risk by pulling out and trying to “butt” into the oncoming traffic or
3. turn right and go west through the school zone to Stephen St and turn left to go south through this residential area to get to Base Line or Southdale Rd OR to continue west to Oxford Street where we turn right and head back into the city.

Given that the number of units and vehicles associated with this proposal will exacerbate an already challenging situation, we respectfully urge you to oppose it and its implementation as presented.

Thank you in advance for your consideration of our concern.

Dr Mario Faveri and Ms Irene Faveri  
#24- 1331 Commissioners Road West  
[REDACTED]

16-1331 Commissioner’s Rd. West,  
London, ON N6K 1E2  
Oct. 23, 2016

Re: Proposal Z8635; 1349-61 Commissioner’s Rd. West (Apartment by Treadstone)

Dear representatives of the people: [mvanholst@london.ca](mailto:mvanholst@london.ca) [barmstrong@london.ca](mailto:barmstrong@london.ca)  
[msalih@london.ca](mailto:msalih@london.ca)  
[jhelmer@london.ca](mailto:jhelmer@london.ca)  
[mcassidy@london.ca](mailto:mcassidy@london.ca)  
[psquire@london.ca](mailto:psquire@london.ca)  
[jmorgan@london.ca](mailto:jmorgan@london.ca)  
[phubert@london.ca](mailto:phubert@london.ca)  
[ahopkins@london.ca](mailto:ahopkins@london.ca)  
[vridley@london.ca](mailto:vridley@london.ca)  
[sturner@london.ca](mailto:sturner@london.ca) [husher@london.ca](mailto:husher@london.ca)  
[tpark@london.ca](mailto:tpark@london.ca) [jazifman@london.ca](mailto:jazifman@london.ca)  
[mayor@london.ca](mailto:mayor@london.ca)  
[swise@london.ca](mailto:swise@london.ca)

I have concerns about this proposed development in Byron.

1. The height of the building has been increased from the allowed 4 storeys to five. This is inconsistent with what is in this residential area.
2. The building is far too close to the road and is also not reflective of the current positioning of neighbouring buildings.
3. With the increase of inhabitants from the 4 houses to 54 apartments, there will be a huge increase in traffic, perhaps as much as 1350% by some calculations.
4. The building is directly opposite an elementary school and I am very afraid that the safety of the children will be compromised on an already very busy major connector to downtown which is likely to be widened at some point. There is also a Tim Horton’s just to the east which complicates the traffic flow.
5. The apartments are small in square footage and not the luxury apartments that the developer has stated. They could thus attract a different demographic from what is currently in this area, thereby having a possible negative impact on the existing neighbourhood.

--	--

**Z-8635**  
**Sonia Wise**

6. The developer has granted to the city a walkway which leads to the river bank thereby trying to convey his ‘environmental commitment’. This is a problem for those who back on the green space and I fear that there will be security issues. There was certainly enough of an issue regarding the pumping station that a fence and locks were placed around it. I am concerned that, especially at night, the pathway will provide easy, unobserved access to the riverbank. There are those who believe that since it is illegal to be there after dark, people will respect this. Dream on! According to the residents on Hall’s Mills Road, there has been an increase in theft and vandalism. Certainly there is a much more well worn path leading from below into the west end of our development and we have no control even now as to who enters our complex from that area even though this complex is posted as private. We hate to think that we will need to request from the city security fencing on the north and west boundaries of our property.

7. Byron has the feel of a small village, with tree-lined streets and this proposed building does not fit in with the current atmosphere. Look at what has happened to Wortley Village. It would be a shame to go down the same path.

8. All along Commissions Rd. from Hall’s Mills Road to Oxford Street, there are only Townhouses visible from the street. This massive concrete structure is a completely different look that is quite jarring and inconsistent with Byron’s feel.

9. It would seem to me that the pursuit of a larger tax base is allowing developers to ‘buy’ an inordinate amount of influence with our elected officials. Do we really want to place money over the long-term happiness of neighbourhoods and their residents?

10. Please don’t forget that Byron itself is ‘heritage’, a heritage village which is loved and patronized by many throughout the area. We don’t want to lose it!

Sincerely,

Clair Soper, London born and bred, and returned to my roots in Byron! My grandfather was Bert Foyston after whom Foyston Road has been named.

--	--

**Z-8635**  
**Sonia Wise**

**Bibliography of Information and Materials**  
**Z-8635**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Michelle Doornbosch, May 27, 2016

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Zelinka Priamo Ltd. *Urban Design Brief*. May, 2015.

Zelinka Priamo Ltd. *Planning Justification Report*. May, 2015.

AECOM. *Stage 1-2 Archaeological Assessment – 1349-1357 Commissioners Road West*. May, 2015.

AECOM. *Stage 1-2 Archaeological Assessment – 1361 Commissioners Road West*. May, 2015.

**Correspondence: (all located in City of London File No. Z-8635 unless otherwise stated)**

**City of London -**

O'Hagen, B. City of London Urban Design. Emails to S.Wise March 23, 2016 to October 13, 2016.

Gonyou, K., City of London Urban Regeneration. Email to S. Wise September 9, 2016.

Macpherson A., City of London Environmental and Parks Planning. Emails to S. Wise. July 12, 2016 – October 17, 2016.

Hodgkins, K., City of London Forestry. E-mails to S.Wise. July 18, 2016 – August 31, 2016

Giesen, A., City of London Transportation Planning and Design. Emails to S. Wise. July 18, 2016, - August 16, 2016.

McGuire, S., City of London Roadway Lighting and Traffic Control. Emails to S. Wise. July 21, 2016, - October, 2016.

Lambert, B., City of London Development Services – Engineering. Memo to S.Wise. July 22, 2016.

Moore, R., City of London Wastewater & Drainage Engineering. Email to S.Wise. August 22, 2016.

Page, B. City of London Environmental and Parks Planning. Emails to S.Wise. August 16, 2016

Page, B. City of London Environmental and Parks Planning. Memo to S.Wise. August 22, 2016.

Hodgkins, K., City of London Forestry. E-mails to S.Wise. July 18, 2016 – August 31, 2016.

Irwin, G., City of London Geomatics. Email to S.Wise. August 1

**Departments and Agencies -**

Creighton C., UTRCA. Memo to S.Wise. July 22, 2016 & August 24, 2016.  
UDPRP. Evaluation Summary Memo. August 3, 2016.

Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

Bezzina, J., London Hydro. Memo to S.Wise. July 5, 2016

**Other:**

Site visit July 13, 2016 & August 15, 2016.

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)  
2016

By-law No. Z.-1-16\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 1349,  
1351, 1357 & 1361 Commissioners Road  
West.

WHEREAS Treadstone Developments has applied to rezone an area of land  
located at 1349, 1351, 1357 & 1361 Commissioners Road West, 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 1349, 1351, 1357 & 1361 Commissioners Road West, as shown on the attached  
map comprising part of Key Map No. A106, from a Residential R1/R5 (R1-9/R5-3) Zone,  
and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone to a Residential R8  
Special Provision (R8-4(\_)) Zone and an Open Space Special Provision (OS1(\_)) Zone.
- 2) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following  
Special Provision:

R8-4( )	1349, 1351, 1357 & 1361 Commissioners Road West		
a)	Regulations		
i)	Front Yard Depth (minimum)	2m (6.6 ft)	
ii)	Height (maximum)	16.5m (54.13 ft)	
iii)	Number of Parking Spaces (minimum)	65 spaces	
iv)	The density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space Special Provision (OS1(_)) Zone.		

- 3) Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following  
Special Provision:

OS1( )            1349, 1351, 1357 & 1361 Commissioners Road West

The area of the lands so zoned shall be included with the Residential-zoned lands in the  
Residential R8 Special Provision (R8-4(\_)) Zone for the purpose of calculating lot area,  
density, lot coverage and landscaped open space.

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

Agenda Item #	Page #

**Z-8635**  
**Sonia Wise**

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 November 22, 2016

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

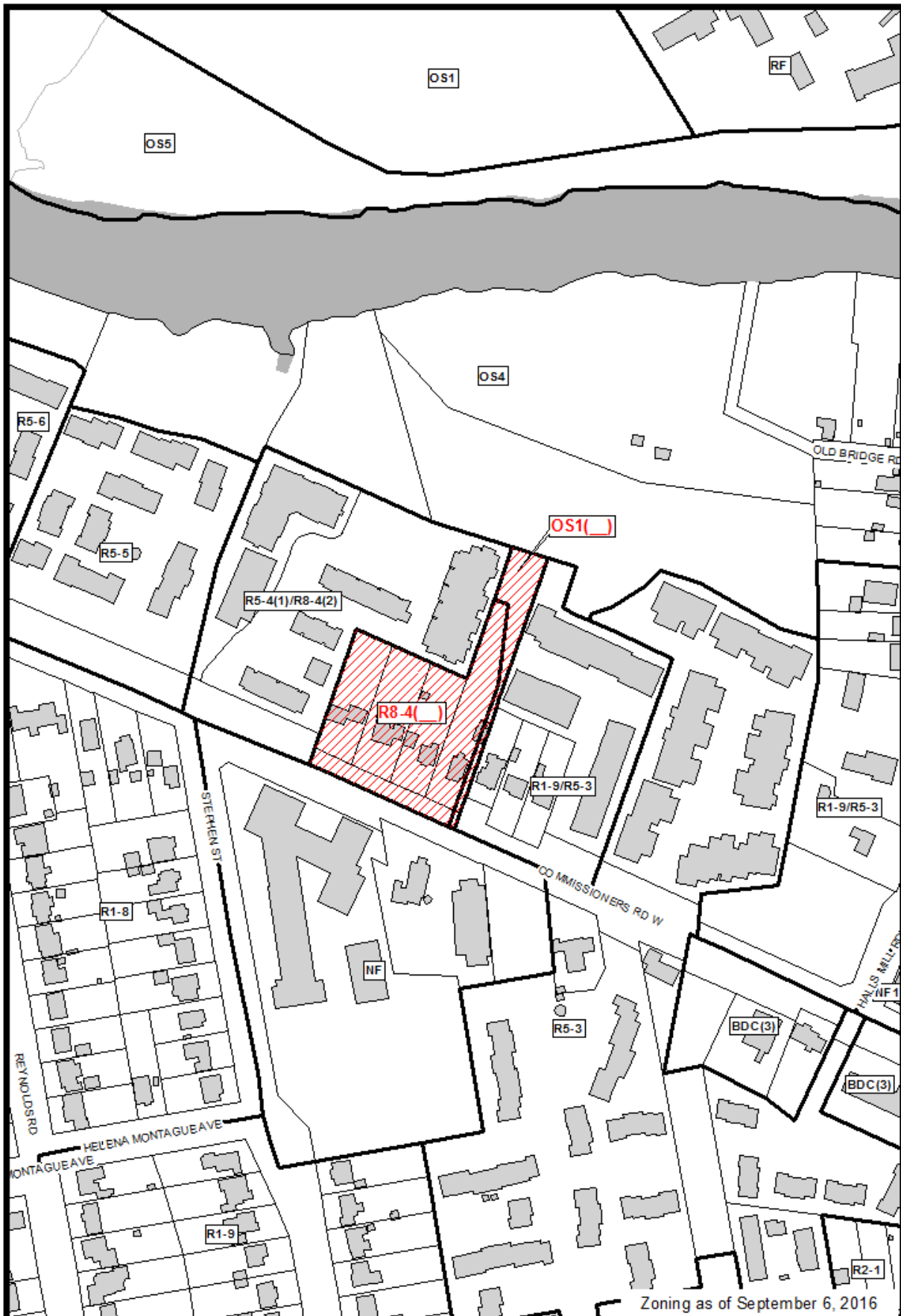
First Reading - November 22, 2016  
Second Reading - November 22, 2016  
Third Reading - November 22, 2016




--	--

Z-8635  
Sonia Wise

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



File Number: Z-8635 Map1  
Planner: SW  
Date Prepared: 2016/09/22  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100  
Meters

