

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official
Subject: Invest Group Ltd.
2096 Wonderland Road North
Public Participation Meeting on: May 13, 2019

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of Invest Group Ltd. relating to the property located at 2096 Wonderland Road North, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 21, 2019 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 (R1-16) Zone, **TO** a Residential R5 Special Provision (R5-6(_)) Zone.

Executive Summary

Summary of Request

The applicant requested an amendment to Zoning By-law Z.-1 to change the zoning of the subject lands from a Residential R1 (R1-16) Zone, which permits the use of the subject lands for one single-detached dwelling, to a Residential R5 Special Provision (R5-6(_)) Zone to permit up to 18 three-storey townhouse units and up to 2 converted dwellings in the existing heritage building for a total of 20 units at a density of 50 units per hectare. Special provisions are requested to permit site-specific exceptions to the standard Residential R5 (R5-6) Zone regulations. The applicant requested a reduced minimum front yard depth and reduced (easterly) minimum rear yard depth.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Zoning By-law amendment is to permit the use of the subject lands for cluster housing in the form of 18 three-storey townhouse units and up to 2 converted dwellings in the existing heritage building for a total of 20 units at a density of 50 units per hectare.

At the site plan stage, the developer should adhere to the principles established in the revised concept plan discussed in this report with respect to the relationship of the development to the surrounding existing residential development, and of the new townhouse buildings to the heritage building which is to be retained on the site. They should also continue to work with staff to address the matters that Staff and the applicant agreed would be dealt with at the site plan approval stage.

Rationale of Recommended Action

1. The recommended amendment is consistent with the 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future.
2. The recommended amendment conforms to The London Plan which contemplates townhouses and converted dwellings as a primary permitted use, and a minimum height of 2-storeys and maximum height of 4-storeys within the Neighbourhoods

Place Type where the property has frontage on an Urban Thoroughfare. The subject lands represent an appropriate location for residential intensification, along a higher-order street at the periphery of an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of neighbourhoods providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities.

- 3. The recommended amendment conforms to the 1989 Official Plan and would implement the residential intensification policies of the Multi-family, Medium Density Residential designation that contemplate residential intensification in the form of cluster townhouse dwellings at a density up to 75 uph. The recommended amendment would permit development at an intensity that is less than the upper range of the maximum density for residential intensification within the Multi-family, Medium Density Residential designation to ensure the form of development is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the goal of providing housing options and opportunities for all people.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject property is located on the east side of Wonderland Road North south of Sunningdale Road West. The site is currently occupied by a 2-storey Georgian-style farmhouse that was designated under Part IV of the Ontario Heritage Act in September of 2018 and is to be retained on site.



The site is undulates gently and slopes generally downward toward the east with a low point in the south-east corner. Grading created at the time of construction of the adjacent cluster development to the east resulted in a pronounced grade decrease from the east property line of 2096 Wonderland Road North to the internal condominium roadway along the north-east portion of the property line. Along the south-east portion of the property line, grades are higher on the condominium corporation lands than on the subject site. There are a number of mature coniferous and deciduous trees on the site, which are proposed to be removed to accommodate the development.

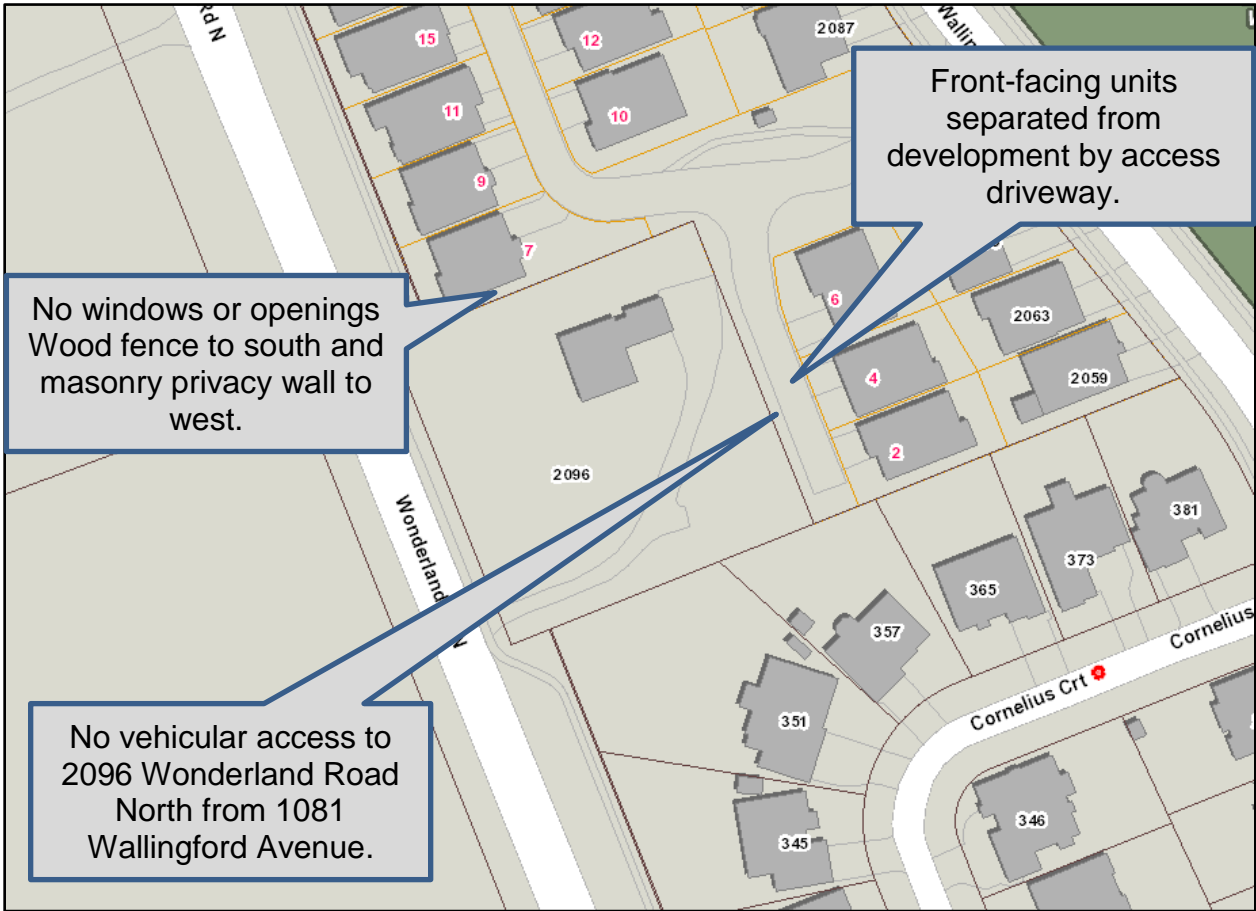
Wonderland Road North is classified as an Arterial Road and is intended to move medium to high volumes of traffic at moderate speeds.

The surrounding land uses on the east side of Wonderland Road North include low-rise, low density, single detached dwellings.

The dwellings directly to the north and east are within Vacant Land Condominium Corporation (MVLCC) No. 775 at 2081 Wallingford Avenue, registered in 2012 and constructed between the years 2012 to 2017. The immediately adjacent Unit 7 within this development presents the windowless side of the structure to the subject property and is separated from the site by an existing tight board fence. While the condominium units fronting Wonderland Road North were designed and constructed to be oriented to Wonderland Road North with their amenity space to the rear (east) of the units, they are now separated from Wonderland Road North by a masonry and wrought iron privacy wall, permitted by a resolution of Council in 2014.

Units 2 through 6 at 2081 Wallingford Avenue, located to the east of the development site, will face the rear of the proposed development, separated by an internal access driveway, green space and a wood fence. On approving Plan of Subdivision 33M-593, the City required the block now described as 1081 Wallingford Avenue to provide for a permanent/private easement/right of way for vehicular and pedestrian access over a common internal driveway from Wallingford Avenue to 2096 Wonderland Road North, such easement to be located to facilitate the preservation of the existing heritage building at 2096 Wonderland Road North. This requirement was carried through the approved site plan and development agreement (ER800997) and the Draft Plan of Vacant Land Condominium approval (39CD-10508). When Vacant Land Condominium Corporation No. 775 was registered on title, however, the condominium declaration and description created the required easement but limited access to only one single family residence. This detail negates the City's intent to provide for future access to potential new development for multi-family housing at 2096 Wonderland Road North through 1081 Wallingford Avenue.

Relationship of Existing Dwellings to the Subject Site



The land to the south was registered as Plan of Subdivision 33M-593 in 2008 and is characterized by large lot single detached dwellings built approximately 9 years ago. Two pie-shaped lots back directly onto the southerly boundary of the subject site.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Multi-family, Medium Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – Residential R1 (R1-16) Zone

1.3 Site Characteristics

- Current Land Use – large lot single detached dwelling – registered under Part IV of the Ontario Heritage Act
- Frontage – 63.4 metres (208 feet)
- Depth – 63.4 metres (208 feet)
- Area – 0.405 hectares (1 acre)
- Shape – square

1.4 Surrounding Land Uses

- North – Cluster single detached dwellings
- East – Cluster single detached dwellings
- South – Freehold single detached dwellings
- West – Vacant land planned for future low and medium density residential development

1.5 Intensification

- This development represents intensification outside the Built-Area Boundary and outside the Primary Transit Area through the addition of 18 new units and the conversion of an existing single detached dwelling to 2 units.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The requested amendment is intended to permit and facilitate the development of cluster housing in the form of eighteen townhouse dwellings on the subject lands, along with the conversion of the existing Georgian-style heritage structure to 2 dwelling units. The resultant 20 units are equivalent to 50 units per hectare. A contemporary addition to the rear of the heritage building is to be demolished.

Original Concept Plan

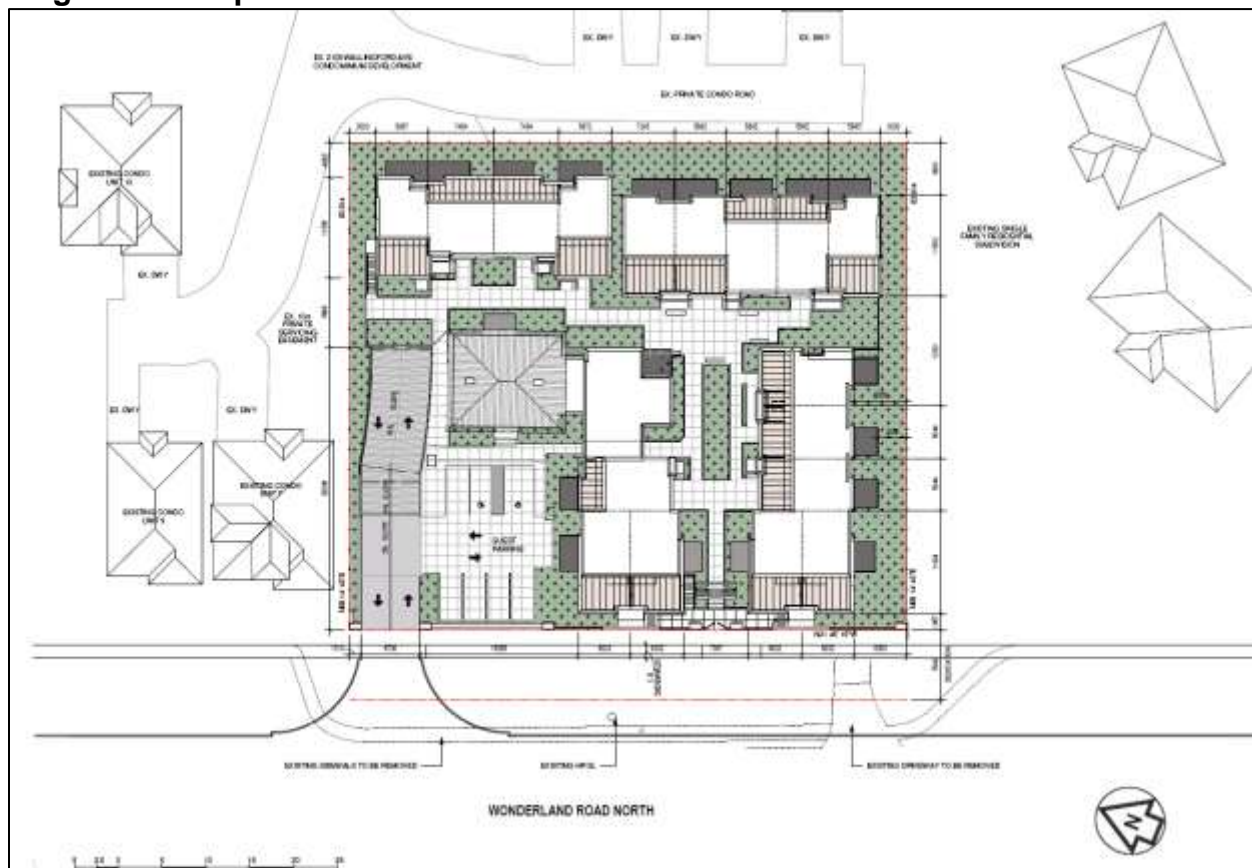
The conceptual site plan submitted in support of the requested amendment shows the proposed townhouse dwelling units arranged into four (4) separate blocks, 2 with 5 units, and 2 with 4 units. One of the four unit townhouse blocks provides for an internal walkway through the building from the north to south and is also connected to the heritage building. The north-easterly block is proposed to be situated 3.8 metres from the east property line to accommodate a suitable separation distance between the fronts of the new units and the back of the heritage building. The fronts of the westerly blocks are proposed to be situated 1.8 metres from the front property line.

The townhouse units are typically three storeys in height, except those adjacent to the existing heritage building, where the height drops to two storeys. The three storey units incorporate 2-storey podiums, the roofs of which function as private terraces. The units also include first floor balconies which, at the rear of the property, are approximately level with the top of the existing privacy fence.

Access to the 36 space underground parking lot is located at the north end of the property along with a small surface parking lot of 7 spaces providing for guest and accessible parking situated in front of the heritage structure. The remaining surface area of the property not dedicated to buildings provides a mix of green space, walkways and courtyards for use by the residents. A masonry and wrought iron privacy wall is proposed to extend across the front property line. Pedestrian access to and from the site is available through a gate located between the two westerly buildings.

The applicant proposes to remove 29 of the 30 trees located on-site and within the future City right-of-way after road widening. Boundary trees on adjacent properties are to be retained and protected during the construction period, and new trees are to be planted as part of the development.

Original Conceptual Site Plan and Isometric Views





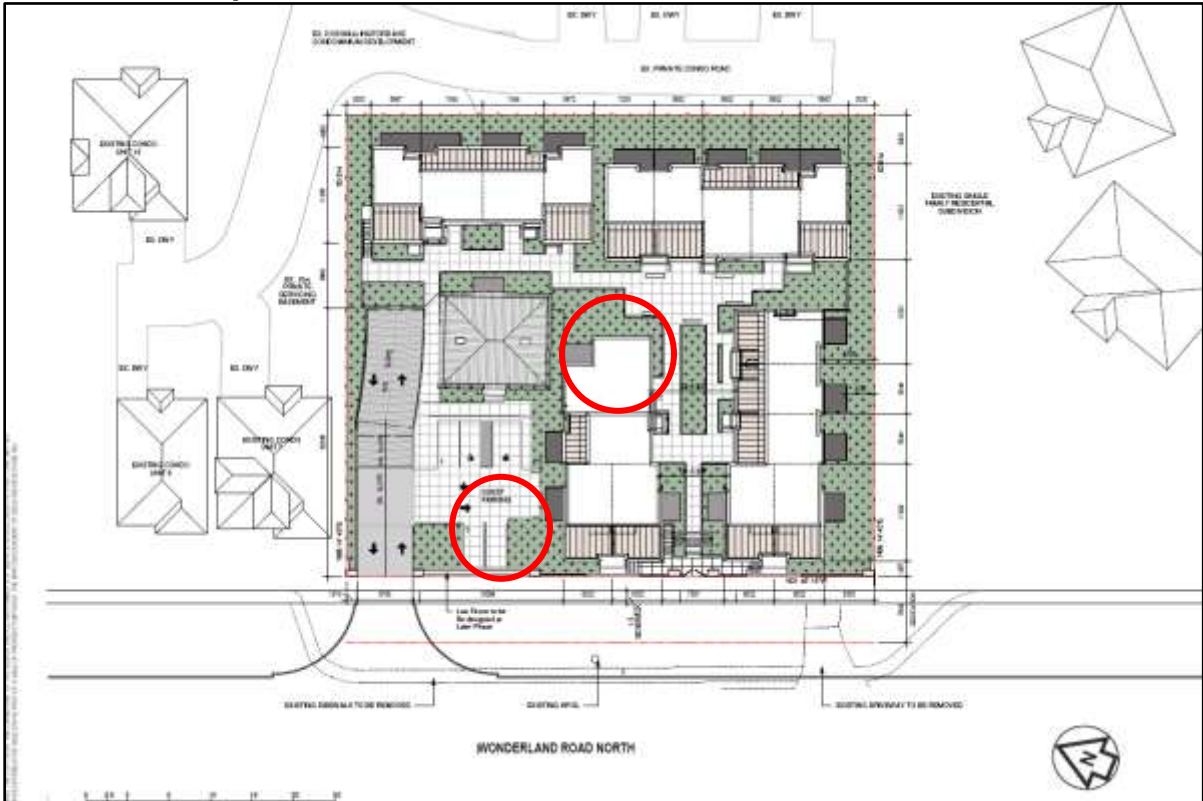
Revised Concept Plan

Following discussions with City staff who expressed concerns about maintaining an appropriate contextual relationship between the proposed development and the existing Georgian-style heritage structure, the applicants submitted a revised concept with the following changes:

- The 2-storey central unit reconfigured so that it is not attached to the heritage building and provides a more generous green amenity space central to the development, also providing additional opportunities for tree planting on-site;
- Two parking spaces removed from the surface parking area to improve the context for the heritage building and provide better opportunities for tree planting and snow storage.

The other components of the plan remain the same.

Revised Conceptual Site Plan and West Side Isometric Views





3.0 Relevant Background

3.1 Planning History

On request for demolition, Council designated the subject property as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act on September 18, 2018. The designating by-law was registered on title on September 26, 2018.

3.2 Requested Amendment

The applicant requested an amendment to Zoning By-law Z.-1 to change the zoning of the subject lands from a Residential R1 (R1-16) Zone which permits the use of the subject lands for one single-detached dwelling, to a Residential R5 Special Provision (R5-6(_)) Zone to permit up to 18 three-storey townhouse units and up to 2 converted dwellings in the existing heritage building for a total of 20 units at a density of 50 units per hectare. Special provisions are requested to permit site-specific exceptions to the standard Residential R5 (R5-6) Zone regulations. The applicant requested a reduced minimum front yard depth and reduced (easterly) minimum rear yard depth.

3.3 Community Engagement (see more detail in Appendix B)

Nine (9) members of the public replied to this application. Their comments are summarized as follows:

- Not a good fit with surrounding cluster and single detached dwellings;
- Proposed rear yard reduction would cause proximity issues such as noise and light for the condominium units that face the east property line, especially due to the height of the rear units and the higher elevation of 2096 Wonderland Road North in relation to the condominium internal roadway;
- Front yard setback is inconsistent with setbacks of buildings in the surrounding area and will lead to objections when Wonderland Road North is widened;
- Shadow impact, loss of privacy/overlook, loss of views given scale of the proposed buildings;
- Consideration or abatement should be considered for the condominium unit to the north of the subject site, with respect to vehicle lights and noise upon entry/departure from 2096 Wonderland Road North;
- The proposed development is too intense with inadequate provision for snow storage or maneuvering for emergency service vehicles, delivery and moving trucks;
- 7 surface visitor parking spaces are insufficient for 20 townhouses;
- Insufficient green space on site;
- Loss of mature trees;
- Design and massing impact of townhouses built around the existing heritage structure;
- Risk of damage to the heritage structure during construction;
- Traffic impacts on Wonderland Road North;

- Stonebridge Condominium Corporation No. 775 will not support any potential access, pedestrian or vehicular, through the condo development;
- Potential flooding; impact on the existing stormwater systems within the surrounding subdivision; the proposal to direct overland flows onto adjacent lands is inappropriate;
- Impact on the existing wastewater systems within the surrounding plan of subdivision; risk of sewer backups as the sanitary servicing was designed for 36 people where the MTE Servicing Brief indicates there will be 46 people;
- Ownership status;
- Reduction in property value.

The applicant also held a Community Information meeting on March 21, 2019 which was attended by representatives of eight households. Some very informative discussion ensued and the major issues were summarized as follows:

- Interface along the south boundary;
- Interface along the east boundary;
- More assurance of sufficiency of sanitary and storm flows;
- Lowering the effective overall height of the development by sinking the project further into the ground.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. 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 (1.1.1b.). The PPS also directs planning authorities to identify appropriate locations and promote opportunities for residential intensification (1.1.3.3). In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward; and,
- Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (Key Direction #5, Directions 2, 4 and 5).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Protecting what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features. (Key Direction #7, Direction 5).

The subject site is located in the Neighbourhoods Place Type on *Map 1 – Place Types in The London Plan, with frontage on an Urban Thoroughfare (Wonderland Road North). *Table 10 - Range of Permitted Uses in Neighbourhoods Place Type, contemplates a broad range of residential land uses for the subject lands including, but not limited to, single-detached, semi-detached, duplex and converted dwellings, triplexes, fourplexes, townhouses, stacked townhouses and low-rise apartments. The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. *Table 11 – Range of Permitted Heights in Neighbourhoods Place Type, requires a minimum height of 2-storeys and contemplates a maximum height of 4-storeys, and up to 6-storeys through Bonus Zoning. The London Plan provides opportunities for residential intensification and redevelopment within the Neighbourhoods Place Type where it is appropriately located and a good fit with the surrounding neighbourhood.

1989 Official Plan

The 1989 Official Plan contains policies that guide the use and development of land within the City of London and is consistent with the policy direction set out in the PPS.

The subject lands are designated Multi-family, Medium Density Residential in the 1989 Official Plan. This designation is intended for multiple-attached dwellings, such as row houses or 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 1989 Official Plan uses density and height as measures of intensity for residential uses. Height limitations are to be sensitive to the scale of development in the surrounding neighbourhood and will normally not exceed 4 storeys. Medium density development will not exceed an approximate net density of 75 units per hectare (Section 3.3.3).

4.0 Key Issues and Considerations

Through an analysis of the use, intensity and form, Staff have considered the compatibility and appropriateness of the requested amendment and proposed development, as shown in the revised concept plan, with the subject lands and within the surrounding neighbourhood.

4.1.1 Use

Provincial Policy Statement, 2014 (PPS)

The Provincial Policy Statement directs growth and development to settlement areas and encourages their regeneration (Policy 1.1.3.1). Land use patterns within settlement areas are to provide for a range of uses and opportunities for intensification and redevelopment (Policy 1.1.3.2 b)). The PPS directs that planning authorities consider the housing needs of all residents (Policy 1.4.3 a) and b)).

The London Plan

The subject lands are located within the Neighbourhoods Place Type with frontage on an Urban Thoroughfare in The London Plan. The range of uses permitted within the Neighbourhoods Place Type is directly related to the classification of street onto which a property has frontage (*Table 10- Range of Permitted Uses in Neighbourhoods Place Type). While The London Plan contemplates a broader range of uses along higher-order streets within the Neighbourhoods Place Type (*919_ 2. & 3.), townhouses are contemplated on all lands within the Neighbourhoods Place Type.

1989 Official Plan

The 1989 Official Plan supports the provision of a choice of dwelling types so that a broad range of housing requirements are satisfied (Section 3.1.1 ii)). The subject lands are designated Multi-family, Medium Density Residential in the 1989 Official Plan. The

Multi-family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-family, High Density Residential designation (Preamble Section 3.3 – Multi-family, Medium Density Residential). The primary permitted uses for the Multi-family, Medium Density Residential designation include multiple-attached dwellings, such as row houses or 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. (Section 3.3.1). Multiple-attached dwellings, such as the proposed cluster townhouse use, are contemplated in the Multi-family, Medium Density Residential designation in the 1989 Official Plan as a permitted form of residential intensification.

Analysis:

Consistent with the PPS, and conforming to the 1989 Official Plan and The London Plan, the recommended cluster townhouse use will add to the range and mix of housing types and provide for an alternative housing option within the surrounding neighbourhood that predominately consists of single detached dwellings in cluster and freehold formats. As an alternative housing option, the recommended cluster townhouse use has the potential to assist in providing a diverse range of housing needs within the community consistent with the PPS, and conforming to the 1989 Official Plan and The London Plan. The recommended cluster townhouse use is contemplated in the Multi-family, Medium Density Residential designation in the 1989 Official Plan as a permitted form of residential intensification, and is included in the range of primary permitted uses within the Neighbourhoods Place Type on all street classifications. Although the proposed cluster townhouse dwellings are a different housing type than the single detached dwellings that are predominant in the area, through an analysis of intensity and form below, it is believed that cluster townhouse dwellings can be developed on the subject lands in a way that is appropriate for the site and the surrounding neighbourhood.

4.1.2 Intensity

Provincial Policy Statement, 2014 (PPS)

The PPS directs growth to settlement areas and encourages their regeneration (Policy 1.1.3.1). The PPS states that land use patterns within settlement areas are to provide for a range of uses and opportunities for intensification and redevelopment (Policy 1.1.3.2). Planning authorities are to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated considering matters such as existing building stock, brownfield sites, and suitable existing or planned infrastructure and public service facilities. (Policy 1.1.3.3). The PPS is supportive of development standards which facilitate intensification, redevelopment and compact form (Policy 1.1.3.4).

The London Plan

The London Plan contemplates intensification where appropriately located and provided in a way that is sensitive to and a good fit with existing neighbourhoods (*Policy 83_, *Policy 937_, *Policy 939_ 2. and 5., and *Policy 953_ 1.). The London Plan directs that intensification may occur in all place types that allow for residential uses (Policy 84_).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 2-storeys and a maximum height 4-storeys, with bonusing up to 6-storeys, is contemplated within the Neighbourhoods Place Type where a property has frontage on an Urban Thoroughfare (*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). The intensity of development must be appropriate for the size of the lot (*Policy 953_3.).

1989 Official Plan

The scale of development in the Multi-family, Medium Density Residential designation shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development. Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. Medium density development

will not exceed an approximate net density of 75 units per hectare. (Section 3.3.3). Residential intensification in the Multi-family, Medium Density Residential designation is subject to a Planning Impact Analysis on the basis of criteria relevant to the proposed change (Section 3.7.2). See Appendix C of this report for a complete PIA addressing matters of both intensity and form.

Analysis:

The subject lands have frontage on an Urban Thoroughfare (Wonderland Road North) which is a higher-order street. The subject lands also have access to full municipal services, and are located at the periphery of an existing residential neighbourhood and in proximity to lands planned for a mix of housing types including single detached dwellings and medium density cluster development. The subject lands are of a size to accommodate additional development, and in terms of the policy framework in The London Plan, are underutilized by the existing single detached dwelling. Consistent with the PPS, the subject lands are located where the City's Official Plans directs and supports residential intensification and redevelopment.

The proposed development of 18 new townhouse dwellings and the conversion of the existing heritage building for up to 2 converted dwellings equates to 50 uph and would conform to the maximum density of 75 uph contemplated in the Multi-family, Medium Density Residential designation of the 1989 Official Plan. The height of the proposed townhouse dwellings (3 storeys) also conforms to the minimum height of 2-storeys and maximum height of 4-storeys contemplated in the Neighbourhoods Place Type on an Urban Thoroughfare in The London Plan. Additional measures addressing the impacts of the proposed intensity on surrounding lands have been reviewed. The requested intensity of development contemplated is recommended on the subject lands, subject to certain considerations at the site plan stage.

With regard to whether the recommended amendment would result in an intensity of development that is compatible and a good fit with the surrounding neighbourhood, concerns regarding the adequacy of: resident and visitor parking, snow storage and maneuvering and parking space for emergency service vehicles, delivery and moving trucks; sufficiency of green space; and potential wastewater and stormwater impacts on the lands to the east are analysed below:

Parking, Snow Storage and Service Vehicles

The minimum parking space requirement for cluster townhouse dwellings in Parking Area 3 is 1.5 spaces per unit and the requirement for converted dwellings is 1 space per unit. The proposed development of 18 townhouse dwelling units and 2 converted dwellings would require a minimum of twenty-nine (29) parking spaces based on the applicable minimum parking space requirements. The original conceptual site plan submitted in support of the planning application shows a total of thirty-two (plus 2 tandem) parking spaces located in underground parking and an additional 7 surface parking spaces including 2 accessible spaces. In order to achieve other design goals, the revised conceptual plan includes 5 surface parking spaces, including 2 accessible spaces. Municipal site plan standards indicate that 2 visitor parking spaces, which would be provided by the surface parking, are required to service a 20 unit development.

Snow clearing activities using large snow-clearing machinery and the resultant snow stockpiles will be limited to the surface parking area. The requested revision to the surface parking area, reducing it from 7 spaces to 5, serves multiple functions including reducing the area to be cleared and increasing the amount of green space on which the snow can be stored. More detailed snow storage requirements will be determined at the site plan approval stage. The applicant's consultant has indicated that snow will be removed from the site.

Provision for emergency vehicles will be delineated within the parking ramp/parking area at the site plan stage in accordance with municipal requirements. Moving and delivery vehicles will be accommodated within the surface parking area.

On-site Open Space

The minimum open space requirement under the Zoning By-law within the Residential R5 (R5-6) Zone is 35%. The proposed underground parking garage allows for increased

development intensity, while providing open space areas in excess of the zoning requirement, at 49 percent. These areas are comprised of walking paths and green, landscaped areas both at grade and within raised planters. Staff requested the applicant to consider changes to the plan that would provide better opportunities for a centralized green space. An increase in central green space potential was achieved in the revised site concept by shifting the central townhouse unit to the south in combination with efforts to provide more appropriate massing around the heritage building (discussed further in Section 4.2 of this report).

Wastewater and Stormwater Impacts

Sanitary servicing is to be provided via the existing sanitary sewer on Wallingford Avenue. Access to this sewer is via a 150mm sanitary private drain connection in an easement over 2018 Wallingford Avenue created through the subdivision and condominium approval processes. The MTE Servicing Brief (December 6, 2018) identified a population of 46 people, 10 more people than the forecast capacity of 36 people in the 2010 sanitary sewer design. While neither City engineering staff nor the consultants anticipate any issues with the marginal increase in sanitary flows, a detailed design capacity analysis will be undertaken and the sanitary area plan and design sheets will be updated to the satisfaction of Wastewater Drainage Engineering and the City Engineer at the time of site plan approval. Approval will not be granted for development if it will be inadequately serviced by the design solution.

City design standards for stormwater management do not support designs that will increase pre-to-post-development runoff and overland flow onto adjacent properties. Given the identification by the public of existing standing water issues to the east of the subject site within the condo roadway and along the south property lines of condominium Unit 2 and 2059 Wallingford Avenue, City staff will be seeking on-site design solutions at the site plan stage that maintain or reduce post-development overland flow and where possible, improve flow patterns for the condominium corporation.

4.1.3 Form

Provincial Policy Statement, 2014 (PPS)

The PPS is supportive of development standards which facilitate intensification, redevelopment and compact form (Policy 1.1.3.4). The PPS also identifies that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form, and by conserving features that help define character (Policy 1.7.1(d)).

The London Plan

The London Plan encourages compact forms of development as a means of planning and managing for growth (Policy 7_, Policy 66_). The London Plan encourages growing “inward and upward” to achieve compact forms of development (Policy 59_ 2., Policy 79_). The London Plan accommodates opportunities for infill and intensification of various types and forms (Policy 59_ 4.). To manage outward growth, The London Plan encourages supporting infill and intensification in meaningful ways (Policy 59_ 8.).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of the following: site layout in the context of the surrounding neighbourhood; building and main entrance orientation; building line and setback from the street; height transitions with adjacent development; and massing appropriate to the scale of the surrounding neighbourhood (*Policy 953_ 2. a. –f.).

Similar to the Planning Impact Analysis criteria within the 1989 Official Plan, the Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (*Policy 1578_).

1989 Official Plan

The scale of development in the Multi-family, Medium Density Residential designation shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development (Section 3.3.2). The 1989 Official Plan recognizes residential intensification as a means of providing for the efficient use of land and achieving a

compact urban form (Section 3.2.3). The Planning Impact Analysis criteria in the 1989 Official Plan, are to be used to evaluate the appropriateness of a proposed change in land use and identify ways to reduce any adverse impacts on surrounding land uses (Section 3.7). See Appendix C of this report for a complete PIA.

Analysis:

Consistent with the PPS, and conforming to the 1989 Official Plan and The London Plan, the recommended intensification of the subject lands would optimize the use of land and public investment in infrastructure in the area. Located within a developed and developing area of the City, the redevelopment and intensification of the subject lands would contribute to achieving more compact forms of growth. The proposed cluster townhouse dwellings, along with the conservation and conversion of the existing heritage building on the site, would be a more compact form of development than the single-detached dwelling that currently exists on the subject lands.

With regard to whether the recommended amendment would result in a form of development that is compatible and a good fit with the surrounding neighbourhood, concerns regarding scale and height; yard depths/setbacks; shadow impacts and access to daylight; privacy and overlook; light and noise; relationship to the street; and tree protection are analyzed below:

Scale and Height

The scale or height of the proposed townhouse dwellings (3 storeys with massing reductions to 2 storeys incorporated into the buildings – approx. 12 metres), would conform to the minimum height of 2-storeys and maximum height of 4-storeys contemplated in the Neighbourhoods Place Type in The London Plan where the property has frontage on an Urban Thoroughfare. It would also conform to the low-rise form of development, generally not exceeding four storeys contemplated in the Multi-family, Medium Density Residential designation and would be compatible with the scale of the adjacent land uses in the surrounding residential neighbourhood that are 1- and 2-storeys in height.

To address potential public concerns about the impact of the massing of the buildings adjacent to existing development, the applicant has incorporated height reductions to two storeys at selected locations that also act as private terraces for the residents of the new units.

Yard Depth/Setbacks

The requested amendment includes a reduced easterly minimum rear yard depth of 3.8 metres in place of the required 6.0 metres. Based on the submitted and revised concept plans, this reduction applies only to the townhouse block in the north-east corner of the site in order to provide a suitable separation distance between the rear of the existing heritage building and the front of the townhouse block. The impacts of this reduction are minimized because the reduced rear yard townhouse block is situated west of the internal condominium roadway that divides the front-facing homes within the condominium corporation from the back of the proposed development. The distance between the front of existing condominium Unit 6 and the back of the new townhouse block will be approximately 20 metres.

The condominium block at the south-east corner of the development site is proposed to be located 6 metres from the property line in accordance with zoning requirements. At the site plan stage, the applicant should be encouraged to provide robust plantings within the available space to soften the appearance of the new buildings from condominium units 2 through 6.

There is support in *The London Plan* for the requested reduction in the minimum front yard depth to maintain and reinforce the prevailing street wall or street line (policy 256) and position buildings with minimal setbacks from public rights-of-way to create a street wall/edge that provides a sense of enclosure within the public realm (*Policy 259_). The noise and privacy walls to the north and south of the subject site establish the street wall/edge on the east side of Wonderland Road North. The requested reduction in the minimum front yard depth would allow for the proposed buildings to be positioned closer to the property line to maintain and reinforce the street wall/edge. The requested reduction in the minimum front yard depth will not negatively impact the future widening

of Wonderland Road North, as the ultimate right-of-way width recognized in *Zoning By-law Z.-1* has been taken into account in the concept plans. A road widening dedication will be taken along 2096 Wonderland Road North through the subsequent site plan approval process.

Shadow Impacts/Access to Daylight

Within the built-up area of the City it should be understood that there will be shadow impacts from adjacent development; but adjacent development should not significantly obstruct access to daylight. Shadow impacts were evaluated as part of the Urban Design Brief (Kirkness Consulting and Zedd Architecture, December, 2018). They demonstrated that most of the surrounding buildings will not be affected by shadowing between 9:30 a.m. and 3:00 p.m., and that those shadow impacts that occur will be modest, intermittent and seasonal in nature.

Privacy/Overlook

Loss of privacy and overlook is important to achieving residential intensification that is sensitive to, and compatible with the surrounding neighbourhood. It is recognized that the yard depths required to achieve absolute visual privacy and prevent overlook are much greater than those that can be feasibly provided in the built-up area of the City while providing for meaningful intensification.

To the east, overlook impacts are mitigated, firstly, by the front yard relationship of the existing dwellings, and the intervening condominium roadway between the existing buildings and the proposed new development. The existing units are a reasonable distance from the proposed buildings and have “rear yard” space that will be completely private from the new development. Secondly, the proposed buildings have been designed to orient many (not all, in order to provide massing relief adjacent to existing development) of the 2nd floor terraces toward the interior of the development, with lower main floor balconies than contemplated in the pre-application design stages. Over time, landscaping features may also provide screening between the developments.

To the south and north, the most easterly proposed buildings have no windows on the ends of the buildings, thereby limiting privacy and overlook issues to occasional outdoor use of the second floor terraces on the backs of the end units. To the south, the more westerly townhouse block has windows set back 6 metres from the rear property lines of the existing dwellings and only one second floor terrace. Over time, landscaping features may also provide screening between the developments.

Light/Noise

Concern for direct noise and light impacts on Unit 7 of 1081 Wallingford Avenue were expressed with respect to the adjacency of the proposed driveway/underground parking facility. Unit 7 is surrounded on the west side by a masonry privacy wall and on the south by a 2.4 metre high tight board fence. These, along with additional plantings between the driveway and the fence, will provide an acceptable level of protection from lights and noise from vehicles accessing the underground parking within the new development. It is not uncommon for the driveways providing access to townhouse developments to be located between two single detached dwellings, which usually do not benefit from the protective structures currently in place for this property.

Relationship to the Street

Overall the proposed development has a good relationship to the street, providing for front façade and front door activity adjacent to Wonderland Road North. Staff are, however, concerned about the height of the proposed masonry wall along the property line creating a sense of isolation that is undesirable and unnecessary in the proposed design. Staff have discussed with the applicant the possible reduction to the height of the wall to no more than 0.7 metres to define the public and private realms and provide for a built edge. The wall could be taller in the locations of unit entrance stairs as it could act as the railing for the staircases. This matter should be further considered at the site plan stage.

Tree Protection

The subject lands contain several mature trees that contribute to the character of the streetscape along Wonderland Road North and provide an established landscape

screen between the subject lands and adjacent properties. The Tree Assessment Report and Tree Preservation Plan (November 2018) prepared by Ron Koudys Landscape Architects and submitted in support of the planning application for the subject lands, showed the removal of all of the trees on site.

It is a goal of The London Plan to manage the tree canopy proactively and increase the tree canopy over time (*Policy 389_). It is a target of The London Plan to achieve a tree canopy cover of 28% within the Urban Growth Boundary by 2035, and 34% by 2065 (Policy 393_ and Policy 394_). To achieve tree canopy targets The London Plan directs that action shall be taken to protect more, maintain and monitor the tree canopy better, and plant more (Policy 398_). The London Plan directs that large, or rare, culturally significant, or heritage trees deemed healthy or structurally sound should be retained (*Policy 399_ 3.) The London Plan provides direction to the Site Plan Approval Authority that the removal of existing trees will require replacement at a ratio of one replacement tree for every ten centimetres of tree diameter that is removed (*Policy 399_ 4. b.).

The recommended Zoning By-law amendment provides yard depths that are of a sufficient size to provide for the planting of new trees and landscape screening along the shared boundary with adjacent residential properties. Additionally, concept plan revisions providing for additional central green space and less parking provide additional opportunities for compensatory tree plantings. The conceptual landscape plan submitted with the application illustrates the provision of several new deciduous and coniferous trees along property boundaries and internal to the development. Tree planting efforts will be considered at the site plan stage in accordance with applicable policies, by-laws and regulations that are in force at that time. During that review, the applicant is encouraged to maintain the greatest setbacks possible along the east property boundary, particularly for the south-east building, to allow for robust tree planting and vegetation.

Design issues to be considered through the SPA process include the following:

- height reductions at strategic locations be implemented to reduce massing impacts on adjacent properties and the heritage building on the property;
- separate the heritage building from the proposed new development to provide a suitable context for the heritage building;
- use a warm tone colour palette for the new development that is compatible with the buff brick colouring of the heritage building;
- enhanced opportunities for green space and tree planting in the parking area and adjacent to the heritage building to provide a suitable context for the heritage building;
- given the prevalence of hardscaping within the open space area and to buffer adjacent land uses, explore opportunities to soften edges through landscaping;
- explore opportunities to remove the proposed wall/fence along the Wonderland Road North frontage. Alternatively, a low masonry wall can be provided along the property line to define the public and private realms and provide for a built edge, but not block the development or the heritage building from public view. The wall could be taller in the locations of unit entrance stairs to act as a railing for the staircases.

These matters are primarily intended to retain the design principles demonstrated in the revised site concept or were identified by staff and the applicant as matters to be addressed at the site plan stage.

4.2 Cultural Heritage

Council designated 2096 Wonderland Road North under Part IV of the Ontario Heritage Act on September 28, 2018, thereby necessitating its retention and that new development on the property be undertaken in such a way as to enhance and be sensitive to the designated property.

Provincial Policy Statement, 2014

The PPS supports the wise use and management of resources, including cultural heritage and archaeological resources for economic, environmental and social benefit. The PPS directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved (Policy 2.6.1).

The London Plan

The London Plan directs cultural heritage resources to be conserved for future generations, and that new development will be undertaken to enhance and be sensitive to cultural heritage resources (Policy 554_ 2. and 3.)

The London Plan requires new development, redevelopment and all civic works located on or adjacent to heritage designated properties to be designed to protect the heritage attributes and character of those resources and minimize the visual and physical impact on those resources (*Policy 565_). Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act (587_). A property owner may apply to alter the cultural heritage attributes of a property designated under the Ontario Heritage Act. The City may issue a permit to alter the structure. (589_).

1989 Official Plan

The 1989 Official Plan directs that no alterations, removal or demolition of heritage buildings will be undertaken on heritage properties designated under the Ontario Heritage Act that would adversely affect the reasons for designation except in accordance with the OHA (Section 13.2.3).

Analysis:

A Heritage Impact Statement (HIS) was prepared by Stantec in April 2018 predicated on the removal of the heritage structure, prior to its designation in September. An addendum by Kirkness Consulting (December 2018) reflected the designation of the building on the property and revisions to the design. City staff concerns with the revised HIS related to both the relationship between the existing heritage building and its context and the proposed new development, and the contemporization of the heritage building with modern replacement features and detailing.

The latter is not the subject of the current Zoning By-law amendment application or a future site plan approval. It, along with features of the new proposed development that are likely to impact the reasons for designation, will be the subject of a Heritage Alteration Permit (HAP) prior to the issuance of building permits. It is preferable that the property owner coordinate the HAP application with the future site plan approval process.

The heritage attributes which support or contribute to the cultural heritage value or interest of the property include:

- Georgian two storey farmhouse with the Georgian style of architecture reflected in the symmetrical façade and minimal use of ornamenting and detail.
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows.

City staff, the London Advisory Committee on Heritage and the Urban Design Peer Review Panel all expressed concerns about the massing of the original development proposal in relation to the Georgian Farmhouse, including the attachment of the townhouse block to the existing building instead of allowing it to stand on its own, and the lack of green space to retain the context of the Georgian Farmhouse. In addition, City staff expressed concern that the darker tones of brick, door and window framing for

the new development contrasts with and visually isolates the farmhouse within the new development and recommends that a warm tone material colour palette compatible with the buff brick colouring of the Farmhouse be used.

The revised site concept includes revisions in response to the massing and context concerns. It provides for the separation of the new townhouse structure from the heritage building, and two-storey massing adjacent to the building with additional relief provided through a reduction to one storey at a strategic location incorporated into the building design in the form of a private terrace. It also provides for additional green space in front of and to the south of the heritage building through the removal of two parking spaces and as a result shifting the new townhouse unit away from the heritage building and connecting it directly to the townhouse block to the south. The additional green space provides better context and opportunities for landscaping and specimen tree planting on the site.

The applicant will continue to work with the City regarding the colour palette for the new development, to be addressed through the site plan approval and Heritage Alteration Permit processes.

More information and detail is available in Appendix B, C, D and E of this report.

5.0 Conclusion

The requested amendment to permit up to 18 three-storey townhouse units and up to 2 converted dwellings in the existing heritage building is consistent with the 2014 Provincial Policy Statement that encourages a range and mix of land uses to support intensification and achieve compact forms of growth and directs municipalities to identify appropriate locations for intensification and plan for all forms of housing required to meet the needs of current and future residents.

The recommended amendment conforms to the 1989 Official Plan that contemplates residential intensification in the Multi-family, Medium Density Residential designation in the form of multiple-attached dwellings, such as the recommended cluster townhouse dwellings. The recommended amendment conforms to The London Plan that contemplates residential intensification in the Neighbourhoods Place Type, where townhouses are contemplated as a primary permitted use on all street classifications.

The recommended amendment conforms to the 1989 Official Plan and the maximum density contemplated in the Multi-family, Medium Density Residential designation through residential intensification. The recommended amendment also conforms to the height minimum and height maximums contemplated in the Neighbourhood Place Type on an Urban Thoroughfare (Wonderland Road North) in The London Plan.

The recommended amendment provides for a form of residential intensification that can be implemented on the subject lands in light of the location of the existing heritage building on the site. The recommended amendment provides appropriate development standards to regulate the form of residential intensification and assist in minimizing or mitigating potential adverse impacts for adjacent land uses to ensure compatibility and a good fit with the surrounding neighbourhood.

At the site plan stage, the developer should adhere to the principles established in the revised concept plan discussed in this report with respect to the relationship of the development to the surrounding existing residential development, and of the new townhouse buildings to the heritage building which is to be retained on the site. They should also continue to work with staff to address the matters that Staff and the applicant agreed would be dealt with at the site plan approval stage.

Prepared by:	Barb Debbert Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

May 3, 2019
BD/

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 2096
Wonderland Road North.

WHEREAS Invest Group Ltd. has applied to rezone an area of land located
at 2096 Wonderland Road North, 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 2096 Wonderland Road North, as shown on the attached map
comprising part of Key Map No. A102, from a Residential R1 (R1-16) Zone to a
Residential R5 Special Provision (R5-6()) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-6) Zone is amended by adding the
following Special Provision:
 -) R5-6() 2096 Wonderland Road North
 - a) Additional Permitted Uses
 - i) Converted dwellings
 - b) Regulations
 - i) Front Yard Depth 0 metres (0 feet)
(minimum)
 - ii) Rear Yard Depth 3.8 metres (12.47 feet)
(minimum)

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

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

PASSED in Open Council on May 21, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 21, 2019
Second Reading – May 21, 2019
Third Reading – May 21, 2019

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



Appendix B – Public Engagement

Community Engagement

Public liaison: On January 30, 2019, Notice of Application was sent to 70 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 31, 2019. A “Planning Application” sign was also posted on the site.

9 replies were received.

Nature of Liaison: The notice advised of a possible amendment to Zoning By-law Z.-1 to change the zoning from a Residential R1 (R1-16) Zone to a Residential R5 Special Provision (R5-6(_)) Zone to permit and facilitate the development of cluster housing in the form of eighteen, 3-storey townhouse dwelling units and the possible conversion of the existing heritage building to 2 residential units. The notice advised of the use of possible special provisions to the standard R5-6 Zone regulations to permit a reduced minimum front yard of 0 metres and reduced rear (easterly) yard depth of 3.8 metres.

Responses: A summary of the various comments received include the following:

- Not a good fit with surrounding cluster and single detached dwellings;
- Proposed rear yard reduction would cause proximity issues such as noise and light for the condominium units that face the east property line, especially due to the height of the rear units and the higher elevation of 2096 Wonderland Road North in relation to the condominium internal roadway;
- Front yard setback is inconsistent with setbacks of buildings in the surrounding area and will lead to objections when Wonderland Road North is widened;
- shadow impact, loss of privacy/overlook, loss of views given scale of the proposed buildings;
- Consideration or abatement should be considered for the condominium unit to the north of the subject site, with respect to vehicle lights and noise upon entry/departure from 2096 Wonderland Road North;
- the proposed development is too intense with inadequate provision for snow storage or maneuvering for emergency service vehicles, delivery and moving trucks;
- 7 surface visitor parking spaces are insufficient for 20 townhouses;
- Insufficient green space on site;
- Loss of mature trees;
- Design and massing impact of townhouses built around the existing heritage structure;
- Risk of damage to the heritage structure during construction;
- Traffic impacts on Wonderland Road North;
- Stonebridge Condominium Corporation No. 775 will not support any potential access, pedestrian or vehicular, through the condo development;
- Potential flooding; impact on the existing stormwater systems within the surrounding subdivision; the proposal to direct overland flows onto adjacent lands is inappropriate;
- Impact on the existing wastewater systems within the surrounding plan of subdivision; risk of sewer backups as the sanitary servicing was designed for 36 people where the MTE Servicing Brief indicates there will be 46 people;
- Ownership status;
- Reduction in property value.

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

Telephone	Written
	Chris Sparling 9 - 2081 Wallingford Avenue London ON N6G 0K1
	Nabil Sultan 365 Cornelius Court London ON N6G 0E5
	Elia Votta 345 Cornelius Court London ON N6G 0E5
	Clive Forbes 351 Cornelius Court London ON N6G 0E5
	Bill Farndale 14 – 2081 Wallingford Avenue London ON N6G 0K1
	Denis Merrall 19 – 2081 Wallingford Avenue London ON N6G 0K1
	Stonebridge Condo Corp (MVLCC #775) c/o Paulette Krisak 2063 Wallingford Avenue London ON N6G 0K1
	Agnes OK 357 Cornelius Court London ON N6G 0E5
	Craig & Caroline Postons 7 – 2081 Wallingford Avenue London ON N6G 0K1

From: Bill Farndale
Sent: Monday, February 11, 2019 8:23 PM
To: Debbert, Barb <bdebbert@London.ca>
Cc: Morgan, Josh <joshmorgan@london.ca>;
Subject: File Z-9010 2096 Wonderland Road

As an adjacent home owner (14-2081 Wallingford Ave.) we received the Notice Of Planning Application regarding the subject lands. In accordance with the mailing I would like to make a number of observations:

1. the density of structures seems to be excessive with inadequate provisions for snow storage or capacity for emergency services to enter and turn around onsite,
2. rear yard depths cause proximity issues (noise, light) for units 2,4, & 6, especially due to the height of the rear units and the higher elevation of 2096 in relation to our internal roadway,
3. some consideration or abatement should be considered regarding unit #7 in our development with respect to vehicle lights and vehicle noises upon entry/departure from 2096,
4. the solid row of units at the east side of this development will greatly interfere with light shadows and sky sightlines for units 2,4 & 6 .

I have not decided at this time if I would plan to speak at the public meeting but may do so in the future.

Sincerely W.J. Farndale
14-2081 Wallingford Ave.

From: Chris Sparling
Sent: Tuesday, February 05, 2019 10:17 AM
To: Debbert, Barb <bdebbert@London.ca>; Morgan, Josh <joshmorgan@london.ca>
Subject: Zoning By-Law Amendment 2096 Wonderland Road North - File # Z-9010

I have received today the Notice of Planning Application for this proposed project. I am an owner of 2081 Wallingford Ave., Unit #9 London Ontario and my property is 2 lots away from the proposed site.

I have serious concerns in this regards. In no way shape or form are there any Multi level properties in this area and the proposal will be non com forming with existing buildings and structures in this neighborhood which are mainly single level homes. The worry here is the proposed three story new structures will negatively effect our privacy and aesthetics of the neighborhood. We don't want properties hovering over our backyards.

Not sure but I would require clarification as to the property ownership status of this new proposal. Are these "rentals" or will they be individually owned as single family dwellings.

I'm also deeply concerned with the increased traffic and access onto Wonderland Rd North which in itself is busy enough now, particularly at this point of the road where it is only 2 lanes. It is a nightmare on most occasions now accessing Wonderland North and adding more vehicular traffic without widening the road would be in my opinion a recipe for disaster.

Also on the submission sent to us there are "Building Renderings" with "Views" denoted from "Richmond" Street. This must be an error as Richmond is nowhere near this proposal.

Having just recently bought in this neighborhood, I am disappointed to see a project such as this. We purchased because the area was free of multi unit developments. We purchased because our neighbors in our community enjoy our privacy and the last thing we need or want is an increase in density and peering neighbors. Disappointed to say the least.

Chris & Sue Sparling
2081 Wallingford Ave., Unit #9
London Ontario
N6G 0K1

From: Clive Forbes
Sent: February 9, 2019 3:10 PM
To: bdebert@london.ca; joshmorgan@london.ca; mayor@london.ca
Subject: Requested Zoning By-Law Amendment for 2096 Wonderland Road North

Dear Barb,

My wife and I, home owners of 351 Cornelius Court are in receipt of the Requested Zoning By-law Amendment for 2096 Wonderland Road North. We would like to use this medium to express our objection to this request and to voice our concerns about the proposed eighteen (18) three storey townhouse development by Invest Group Ltd.

We, like many of our neighbours believe that any rezoning request should be reviewed against the background of how would the proposed development fit with what now

obtains in terms of existing housing & the subdivision that borders the property at 2096 Wonderland Road North.

- As such we do not agree with changing the current R1-16 zoning to R5-6 and with the requested Special Provisions for R5-6.
- Building 18 three storey townhouses would not be a good fit with the north easterly Stonebridge Condo development adjacent to the north of subject land and the south easterly single detach residential homes adjacent to the south of subject land.
- If approval was to be given to the special provision request to reduce the rear yard depth for R5-6 zoning from 6.0 metres to 3.8 metres it would only compound the problem and result in three storey townhouses encroaching on the adjacent homes.
- There is serious concerns about massing impact if 18 three storey townhouses were to be built (squeezed) around the existing heritage structure.
- Having so many townhouses in such a small space does not lend itself to comfortable living and the required green space that is needed for healthy lifestyle.
- The developers propose 7 above ground visitors parking space (two of the seven for accessible parking) for 20 townhouses. Realistically this would not be adequate and even more reason why this request should not be approve.
- It is clear that the developers know that even if the R5-6 zoning request was approved, without the special provision request/amendment it is not realistic to squeeze and or tightly fit 18 three storey townhouses around the heritage structure... this should be an automatic dis-qualifier.
- Currently all home owners and or tenants have a great degree of privacy in their back yards and this would be shattered (especially for the single detached residential homes south of the proposed development) if townhouses were to be built on the subject land.
- There is also concern about potential flooding that could occur and the impact the proposed development would have on our existing subdivision stormwater and wastewater systems.
- The likely risk of damage to the heritage structure is something that cannot be ignored during the process of creating underground parking for the proposed 18 three storey townhouses and the existing heritage building.

Given all of the above we strongly object to the requested zoning by-law amendment and believe any amendment and subsequent development should fit with what now obtains with the surrounding homes. Squeezing 18 three storey townhouses while converting the existing heritage structure into two townhouses is definitely not the way forward.

Regards,

Clive

From: Denis Merrill

Sent: Monday, February 11, 2019 3:25 PM

To: Debbert, Barb <bdebbert@London.ca>

Cc: Morgan, Josh <joshmorgan@london.ca>

Subject: File Z-9010 Invest Group Limited 2096 Wonderland Road North

I have objections to the proposed rezoning as itemized below:

1. Standard regulations regarding setbacks are there for a reason and based on best practices. These standard setbacks should be retained for this development. The proposed 0 meter front yard setback is not compatible with setbacks of other buildings in this area and will likely lead to objections when the city widens Wonderland Road.
2. The lot coverage is too intense and will provide little common areas once visitor parking and access to underground parking is taken into account.

3. Sanitary servicing was designed for 36 people and the proposed development will exceed this substantially. This puts upstream and downstream landowners at risk of sewer backups.
4. The storm sewer outlet was designed for a runoff co-efficient of 0.5 while the development will exceed this substantially putting upstream and downstream landowners at risk of sewer backups. The proposal to direct overland flows onto adjacent lands is inappropriate without the consent of the impacted landowners.
5. A development such as this should make provision for delivery trucks and moving trucks. Hopefully this will be addressed at the site plan approval stage but the proposed lot coverage may not allow for this.

Please keep me apprised of progress on this file.

Denis Merrall
#19-2081 Wallingford Ave.

From: Elia Votta
Sent: Wednesday, February 06, 2019 10:05 AM
To: Debbert, Barb <bdebbert@London.ca>; Morgan, Josh <joshmorgan@london.ca>
Subject: File: Z-9010 (Invest Group Ltd).

Good morning,

My name is Elia Votta and I'm resident of Sunningdale West (345 Cornelius Court). I received the Notice of Planning Application and wanted to formally submit my opposition to the zoning by-law amendment.

Unsure of the best forum to go about providing a formal opposition (or if anyone will even care). The primary basis of our appeal is privacy, anticipated noise and impact of townhomes on our home value.

Please let me know how to best address.....

Many thanks

From: Nabil Sultan
Sent: Tuesday, February 05, 2019 9:26 AM
To: Debbert, Barb <bdebbert@London.ca>
Subject: Re: request for demolition - 2096 Wonderland Rd N

Hi there,

I received the notice of the request for demolition of 2096 Wonderland Rd N and the building of 18 three story townhouses. I am a property owner that backs on to that property. My address is 365 Cornelius Crt. I have concerns about this proposed plan, first because it is a heritage home and in this area of the city, there are few heritage properties left. Also, the property has beautiful large and mature trees that are quite old and it would be a real shame to have those trees come down. The area doesn't have many mature trees like that and it would be a shame to lose them.

thank you for considering my comments,

Nabil Sultan
365 Cornelius Crt
London, ON
N6G0E5

Dear Ms Debbert,

We have received the *Notice of Planning Application – Zoning By-Law Amendment for 2096 Wonderland Road North (File Z-9010)*. We have reviewed the plans including the *Urban Design Brief* by *Kirkness Consulting*. On behalf of the *Stonebridge Condo Corp. (MVLCC #775)*, which is directly adjacent to the proposed development, we are forwarding the observations, queries, and concerns we have at the present time, in no particular order:

1. There is currently a single residence easement on the east side of the proposed development. Should the proposed development proceed, this easement will no longer be an option given change from single to multiple residences. *Stonebridge* would not support any potential access, pedestrian or vehicular, through the condo development.
2. As referenced in the *MTE Service Briefing*, the demand on the sanitary service will exceed the original design capacity by 28% (46 vs. 36 people), which is a concern.

As well, the demand on storm water service facilities (above and below ground) will exceed existing design capacity; a possible risk of flooding to homes between the subject site eastward to the municipal street of Wallingford Avenue which is again a concern.

3. Proposed structures appear overly dense (too many units in a relatively small area without adequate natural space around and between them). The design and massing of the surrounding structures do not appear to complement the heritage property and vice versa.

In addition, will there be adequate space for snow storage and for snow plowing and emergency services to navigate their vehicles and equipment within the site?

4. Setback on all sides of the development is minimal and will cause noise, loss of natural light, increase in artificial light, and privacy issues for neighbours. Neighbours directly east will be significantly impacted. Unit #7 in particular will be even further affected by the additional noise and light created by the vehicular parking exit/entrance to the proposed development. Privacy of neighbours is of the utmost importance. Although the *Urban Brief* indicates privacy will be respected, drawings show large east-facing windows. How will rooftop terraces be modified to ensure privacy of neighbours?
5. The current proposal would negatively impact the existing view for neighbours along the east side of the development. The natural green landscaped area would become a wall of tall, overbearing urban buildings.

The proposed height of 3 storeys is too high, especially given the added height resulting from the already higher elevation of the proposed development. This height will cause adverse changes to sunlight/shadowing patterns. The proposed height of the units is not in harmony with the height of surrounding structures and would not enhance the appearance of the neighbourhood aesthetically.

6. Existing natural enhancements such as mature deciduous and evergreen trees would be lost. Are any trees on the property in the category of protected trees?

Sincerely,
Board of Directors, Stonebridge Condo Corp.

From: Young Hwan Kim
Sent: Saturday, February 16, 2019 10:23 PM
To: Debbert, Barb <bdebbert@London.ca>
Subject: Objection to Amendment for 2096 Wonderland Road North

Dear Barb

I am the owner of 357 Cornelius Court and I wish to object strongly to the construction of the 18 three story townhouses in 2096 Wonderland Road North. Below, I write why I strongly oppose to the plan to construct the townhouses.

The construction of 18 townhouses in such limited area of 2096 Wonderland Road North would have the detrimental impact upon residential amenities. Such high-density and over-development layout within the small limited area would bring concerning unpleasant land landscaping and external appearance of all houses in the vicinity. The current harmonious landscape of the neighboring houses and the heritage house makes very pleasant layout and design of all houses in the Sunningdale area. This is also why I strongly oppose against demolishing the current heritage house.

The adverse impact on the existing trees in 2096 Wonderland Road North cannot be underestimated as the trees along with the heritage house promote to not just the above visual amenity but also the quality of nature the surrounding houses could experience every day. This is significant because the construction of such 18 townhouses instead would bring both noise and disturbance to the surrounding houses.

I am quite concerned about both the safety of pedestrians and traffic generation in our neighborhoods. The plan proposed only 7 above ground visitors parking space for 20 townhouses, and this is realistically not adequate for the townhouse owners. The plan also includes constructing underground parking spaces and there might be the potential flooding that could impact both the traffic and the safety of our neighbors especially during the winter.

Most importantly, building so many townhouses within the limited compact area would bring loss of privacy especially to the houses that are right next to the townhouses. There are many houses that would be right next to the townhouses and there might be issues with overlooking and privacy. Also building three story townhouses would cause other issues such as with overshadowing and loss of natural light from such high story constructions.

In our peaceful and orderly neighborhood, constructing the eyesore buildings at such very close distance by eliminating the beautiful heritage would overwhelmingly threaten the privacy of the neighbors and therefore can never be tolerated.

As I strongly believe that you have the insight and can make wise judgements on behalf of all of us, I pray that the plan which brings both grief and sorrow to our neighbors and cannot be reversed would not happen.

Thank you for reading earnest request.

Sincerely,

Agnes Ok

From: Craig Postons
Sent: Sunday, March 31, 2019 1:24 PM
To: Debbert, Barb <bdebbert@London.ca>
Cc: Morgan, Josh <joshmorgan@london.ca>
Subject: [EXTERNAL] Planning Application - 2096 Wonderland Rd N.

Dear Ms. Debbert,

We live at Unit 7, 2081 Wallingford Rd., and unfortunately were unavailable to attend the recent meeting on the above proposed development due to travel.

We echo the concerns previously submitted to you by our Board, and by the representatives at the meeting.

The purpose of this e-mail is to particularly emphasize our personal concerns with the proposed development, primarily:

- The projected demands on the sanitary service exceeding the original design capacity, and the possible risk of flooding to homes in our development.
- The significant intrusion of the development on our own home, Unit 7. I ask you to put to yourself in our position. Would you enjoy the additional noise and disruption created by a parking exit/entrance immediately next door? We treasure our privacy, and this development significantly reduces it.
- I share the concerns of our unit-owners residing immediately east of the development and the horrible impact on their own views and privacy. The proposed height of 3 storeys is too high, especially given the added height resulting from the already higher elevation of the proposed development. This height will cause adverse changes to sunlight/shadowing patterns. The proposed height of the units is not in harmony with the height of surrounding structures and would not enhance the appearance of the neighbourhood aesthetically.

We regret we missed the opportunity to express these concerns directly to you at the meeting, and we wanted them on the record.

Thank you,

Craig & Caroline Postons
7 — 2081 Wallingford Ave.
London, ON
N6G 0K1

Agency/Departmental Comments

Urban Design Peer Review Panel – see Appendix E for UDPRP comments and the applicant's reply

Urban Design (March 26, 2019)

Urban Design staff commend the applicant for incorporating the following into the proposed design; The retention, in situ, of the heritage building, locating the majority of parking underground, which increases the amount of landscaped open space and provides for a better pedestrian experience through the site, providing for built form along the Wonderland Road N frontage that is oriented to the street with individual unit access to the City sidewalk.

Staff have been working closely with the applicant through the rezoning process to address many of the design concerns that have been raised by the Urban Design Peer

Review Panel, the community and City staff. Some of the design concerns that remain outstanding include;

- Remove Townhouse 9 and lower Townhouses 1, 2, and 8 to two storeys in order to ensure that the massing and form of the new buildings proposed for the site provide an appropriate context for the existing heritage structure. Removing Townhouse 9 would also ensure that there is an adequately sized and located amenity area on site for future residents;
- Explore opportunities to remove some of the surface parking in front of the heritage house in order to increase opportunities for tree planting.
- Remove the proposed wall/fence along the Wonderland Road frontage. Alternatively, a low masonry wall (maximum of 0.7m in height) can be provided along the property line to define the public and private realms and provide for a built edge. The wall could be taller in the locations of unit entrance stairs as it could act as the railing for the staircases.

Heritage (March 26, 2019)

I have reviewed the Heritage Impact Statement-Addendum (Kirkness Consulting, December 2018) for the Zoning By-law Application (Z-9010) at the above noted address, and provide the following heritage planning comments. These comments are consistent with the *Ontario Heritage Act* and *1989-Official Plan/The London Plan*, and directly reference the Designating By-law L.S.P.-3477-475 for the above property.

1. Background

2096 Wonderland Road North is a property consisting of approximately (.5ha) located on the east side of Wonderland Road North, just south of Sunningdale Road W at the northwestern edge of the City of London. In September 2018, the property was designated under Part IV of the *Ontario Heritage Act*. The property is not adjacent (contiguous) to any LISTED or designated properties and archaeological potential once associated with this property can be considered addressed.

The building located on the property is a rare and representative example of a mid-19th century Georgian farmhouse, and is associated with the Warner family with Wesley Warner being a noted member of London Township for his involvement in the temperance society. Heritage attributes which support or contribute to the cultural heritage value or interest of the property include:

- Georgian two storey farmhouse with the Georgian style of architecture reflected in the symmetrical façade and minimal use of ornamenting and detail.
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows

The application (Z-9010) is for a zoning by-law amendment to permit cluster townhouses and cluster stacked townhouses where currently single-detached dwellings (one/lot) are allowed. The specific proposal calls for 18 townhouses and underground parking encircling the existing heritage building.

2. Heritage Impact Statement (HIS)

As part of a complete application requirements for a zoning bylaw application, a Heritage Impact Statement was originally prepared by Stantec in April 2018, but

was revised by addendum by Kirkness Consulting in December 2018, to reflect the designation of the building on the property and revisions to the design. The primary purpose of the current HIS is to assess the impacts of this application on the cultural heritage value and attributes of the designated Georgian Farmhouse and surrounding context, and to make recommendations to mitigate any adverse impacts that may arise.

3. Heritage Staff Review – Comments & Summary

- The proposed development at 2096 Wonderland Rd N is novel and well executed in its design approach, but is not wholly compatible with the heritage attributes of the designated Georgian Farmhouse retained on the property, mainly related to:
 - the height and massing of the proposed development, particularly at the interface and within close proximity of the Farmhouse
 - the two-storey, square shaped plan is integral to the Georgian style of architecture and reasons for designation; the proposed development in its ‘intensity’ (height, massing, density) overwhelms and is not consistent with the context of the Farmhouse situated on this site
 - material colour palette selected for the proposed development
 - darker tones of brick, door and window framing selected for the development contrasts with, and visually isolates, the Farmhouse within the new development
 - contemporization of the Farmhouse with modern replacement features and detailing
 - heritage compatible window type/style and entrance treatment are integral with the Georgian style of architecture and reasons for designation; the proposal entirely alters these details to mimic those used in the new development

4. Additional Comments Related to Proposal – London Advisory Committee on Heritage

At its February 13th meeting, the London Advisory Committee on Heritage (LACH) stated that it was not satisfied with the research and assessment of the Heritage Impact Statement (HIS) Addendum, appended to the agenda, from Zedd Architecture and Kirkness Consulting; further:

- the LACH does not support the conclusions of the above-noted HIS Addendum;
- the LACH suggests that further consideration be given to the conservation of the heritage attributes, described in the designating by-law, for the property located at 2096 Wonderland Road North; and,
- the LACH has concerns about the following with respect to this application:
 - retaining the Georgian character of the current building;
 - massing of the proposed development related to the Georgian farmhouse, particularly townhouse 1, 2, 8 and 9 on the submitted plans;
 - proposed window and door replacement, which was proposed to match design treatment of the new townhouses, but should, instead, reflect the Georgian character of the farmhouse;
 - the lack of green space to retain the context of the Georgian farmhouse; and,
 - potential construction impacts on the heritage building.

5. Recommendations & Conclusions

Based on the review of the HIS and LACHs comments, heritage staff recognizes the above stated adverse impacts to the heritage designated resource on the

property (Section 3, 4). The applicant is strongly encouraged to consider the following mitigative design measures to enhance compatibility:

- Limit the intensity on site and increase compatibility with the Farmhouse and its setting – providing ample ‘breathing room’ – by removing the townhouse directly attached to the Farmhouse, while also limiting the height (to 2-storeys) of the townhouse identified as Block B in the *Urban Design Brief* (December 2018, SK013).
- Remove (2) visitor parking spaces adjacent to Wonderland Rd N – specifically those spaces flanking the center two.
- Enhance Farmhouse setting by increasing landscaping and specimen tree planting in areas made available through townhouse removal and visitor parking reduction.
- Utilize a warm tone material colour palette – compatible with the buff brick colouring of the Farmhouse – for brick, door and window framing in proposed development.
- Select window type/style and entrance treatment that is consistent with the Georgian style of architecture of the Farmhouse and reasons for its designation.

Heritage Requirements Moving Forward will include:

- a Heritage Impact Assessment (HIA)
 - The *1989 Official Plan* (13.2.3.1) and *The London Plan* (Policy 586) require that an evaluation of heritage impacts be prepared for development that occurs on designated properties. The evaluation should demonstrate that the heritage attributes of the heritage designated property will be conserved – in this case, specifically the heritage attributes which support or contribute to the cultural heritage interest or value of the property. The evaluation process should take the form of a Heritage Impact Assessment (HIA) based on the Ministry’s InfoSheet #5, noting that: *HIAs must be prepared by qualified individuals, such as architectural and landscape consultants with knowledge of accepted standards of historical research, identification, evaluation, and methods of conservation and mitigation* (InfoSheet #5, p4).

A wholly revised HIA may be required to reflect substantial changes to the proposed design.
- Heritage Alteration Permit (HAP)
 - This property is designated under Part IV of the *Ontario Heritage Act* (OHA) by By-law No. L.S.P.-3477-475; heritage alteration approval will be required for any work that is likely to impact reasons for designation. Colour samples for brick, door and window treatment should be reviewed with heritage staff as part of the permit process. The London Advisory Committee on Heritage will provide a recommendation to Municipal Council on the HAP with Council having approval authority. A maximum 90-day statutory review and decision period (as per OHA 33(4)) for the HAP should be anticipated. Heritage Alteration Permit approval is required prior to obtaining a building permit.

London Advisory Committee on Heritage (Feb 13, 2019 meeting)

Notice of Planning Application - Zoning By-law Amendment - 2096 Wonderland Road North

That B. Debbert, Senior Planner, BE ADVISED of the following with respect to the Notice of Planning Application for a Zoning By-law Amendment for the property located at 2096 Wonderland Road North:

- the London Advisory Committee on Heritage (LACH) is not satisfied with the research and assessment of the Heritage Impact Statement (HIS) Addendum, appended to the agenda, from zedd Architecture and Kirkness Consulting;
- the LACH does not support the conclusions of the above-noted HIS Addendum;
- the LACH suggests that further consideration be given to the conservation of the heritage attributes, described in the designating by-law, for the property located at 2096 Wonderland Road North; and,
- the LACH has concerns about the following with respect to this application:
 - o retaining the Georgian character of the current building;
 - o massing of the proposed development related to the Georgian farmhouse, particularly townhouse 1, 2, 8 and 9 on the submitted plans;
 - o proposed window and door replacement, which was proposed to match design treatment of the new townhouses, but should, instead, reflect the Georgian character of the farmhouse;
 - o the lack of green space to retain the context of the Georgian farmhouse; and,
 - o potential construction impacts on the heritage building;

it being noted that the attached presentation from L. Dent, Heritage Planner, was received with respect to this matter.

Parks Planning & Design (March 25, 2019)

Parks Planning & Design has reviewed Tree Assessment Report for the above noted application. We have no concerns with regard to the completeness and accuracy of the report, however there are some concerns regarding the extent of proposed development.

The site plan as shown does not preserve any existing trees, and does not provide compensation. There are few areas on site that would be favourable for new tree plantings.

This is not in keeping with the Council-endorsed London Plan policies for tree preservation and planting (398-401). Also, at the time of Site Plan Approval, the proposed parking area and building locations may not implement Sections 9 and 13 of the Site Plan Control Area By-law for landscaping and tree preservation requirements, and may not comply with Section 4.19.4.(c) of the Zoning By-law for parking setback from the road allowance.

If feasible, there should be further consideration for tree preservation and/or additional space for new tree planting.

Engineering (March 7, 2019)

No comments for the rezoning application.

The below comments were provided at the time of the preconsultation process in November 2018 for a future site plan application.

A Servicing and Lot Grading Plan stamped by a professional engineer will be required for the subject property. Attached are notes and commentary to assist the applicant in providing the necessary Site Servicing and Grading Plan and engineering reports to progress this development.

- The site serving and grading plans are to show current conditions on the adjacent streets and properties such as existing roads, accesses, sidewalks, sewers, watermains, utilities, etc.
- Should a private drain connection(s), or other works be installed on a City street to service this site, then details of these works including restoration of the City street are to be shown on the site servicing plan or a separate drawing to City standards.
- A Traffic Management Plan may be required prior to issuance of a Permit of Approved Works.
- The Owner is required to obtain all other necessary and relevant permits and approvals such as Ministry of the Environment, Conservation and Parks approvals, Permits for Approved Works (PAWS) etc.

WASTEWATER ENGINEERING COMMENTS:

- The municipal sewer for the subject lands is the 450mm municipal sanitary sewer on Wallingford Avenue. The subject lands Municipal No. 2096 Wonderland Road North was provided a 150mm sanitary PDC. within in an easement through the adjacent Condo Corporation 39CD-10508 to the internal 200mm diameter sanitary sewer, which is tributary to the Wallingford sanitary sewer.
- The proposed development of 2096 Wonderland Road North was accounted for in Whitney Engineering Inc.'s overall sanitary design of the adjacent condominium identified as external land with a design population of 36 people. As a higher density than what the lands were allocated is supported, the Owner's Engineer is to update the sanitary area plan and design sheets to the satisfaction WADE and the City Engineer.
- A new 1200mm sanitary maintenance hole shall be proposed within the development in proximity of the existing 150mm stub at the northeast corner of the development to serve as a sanitary inspection maintenance hole. The existing septic tank will need to be decommissioned.

WATER ENGINEERING COMMENTS:

- Water is available via the existing 450m PVC watermain on Wonderland Road North.
- Service to existing building will need to be decommissioned.

TRANSPORTATION COMMENTS:

- Road widening dedication of 18.0m from centre line is required on Wonderland Road North (7.942m)
- Relocate sidewalk on Wonderland Road North fronting the property to standard location
- External works drawings required for the construction of left and right turn lanes (RT lane 30.0m storage & 80m taper, LT lane 30.0m storage 50.0m parallel & 80.0m taper) ensure existing 1.5m bike lane is incorporated into the design
- Close and restore existing driveway to City Standard
- Dimension access (width 6.0m-7.3m, curb radii 6.0m-9.0m, clear throat 6.0m)

STORMWATER MANAGEMENT COMMENTS:

- The site is tributary to the existing Sunningdale SWM facility 6B via storm maintenance hole 9s34 (identified as MHR5 in the as-constructed sheets 20489 and 20495. Changes in the “C” from the designed C=0.50 to the value required to accommodate the proposed development will trigger the need for hydraulic calculations (storm sewer capacity analysis) to demonstrate adequacy of the existing downstream system and that on-site SWM controls will be designed to the satisfaction of the City Engineer.
- It is our expectation that the design of the condominium east of the site (Block 101 in as-con 20489) account for the required storm sewer stub and associated easement to service this site.
- Any proposed LID solution should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan is required to identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction.

Upper Thames River Conservation Authority (February 4, 2019)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

CONSERVATION AUTHORITIES ACT

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

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The

Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Upon review of the current assessment report mapping, we wish to advise that the subject lands **are not** identified as being within a vulnerable area.

RECOMMENDATION

The UTRCA has no objections to this application.

London Hydro (February 4, 2019)

This site is presently serviced by London Hydro. Contact Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. Note: Transformation lead times are minimum 16 weeks.

Contact Engineering Dept. to confirm requirements & availability.

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

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2014 (PPS)

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 b)

1.1.3.1

1.1.3.2

1.1.3.3

1.1.3.4

1.4.3

Section 1.7 – Long Term Economic Prosperity

Section 2.6 Wise Use and Management of Resources, Cultural Heritage and Archaeology

2.6.1

1989 Official Plan

General Objectives for All Residential Designations

3.1.1 ii)

3.2.3.2 – Residential Intensification, Density and Form

3.2.3.4 – Compatibility of Proposed Residential Intensification Development

Multi-family, Medium Density Residential Designation

3.3 - Preamble

3.3.1 - Permitted Uses

3.3.2 - Scale of Development

3.3.3 - Residential Intensification

3.7 - Planning Impact Analysis,

3.7.2 – Scope of Planning Impact Analysis

3.7.3 - Required Information

Heritage Resource Policies

13.2.3 – Alteration, Removal or Demolition

The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

Policy 7_ Our Challenge, Planning of Change and Our Challenges Ahead, Managing the Cost of Growth

Policy 59_2., 4., and 5. Our Strategy, Key Directions, Direction #5 Build a Mixed-use Compact City

Policy 61_5. Our Strategy, Key Directions, Direction # 7 Build Strong, Healthy and Attractive Neighbourhoods for Everyone

Policy 66_ Our City, Planning for Growth and Change

Policy 79_ Our City, City Structure Plan, The Growth Framework, Intensification

*Policy 83_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 84_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 256_ City Building Policies, City Design, How Are We Going to Achieve This, Site Layout

*Policy 259_ City Building Policies, City Design, How Are We Going to Achieve This, Site Layout

*Policy 389_ City Building Policies, Forest City, What Are We Trying to Achieve

Policy 393_ City Building Policies, Forest City, How Are We Going to Achieve This, Urban Forestry Strategy

Policy 394_ City Building Policies, Forest City, How Are We Going to Achieve This, Urban Forestry Strategy

Policy 398_ City Building Policies, Forest City, How Are We Going to Achieve This, Strategic Approach

*Policy 399_4. b. City Building Policies, Forest City, How Are We Going to Achieve This, Strategic Approach, Protect More

Policy 554_2. and 3. City Building Policies, Cultural Heritage, What Are We Trying To Achieve

*Policy 565_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, General Cultural Heritage Policies, Design

Policy 587_ City Building Policies, Cultural Heritage, Specific Policies for the Protection, Conservation, and Stewardship of Cultural Heritage Resources

Policy 589_ City Building Policies, Cultural Heritage, Specific Policies for the Protection, Conservation, and Stewardship of Cultural Heritage Resources

*Table 10 Range of Permitted Uses in Neighbourhoods Place Type

*Table 11 Range of Permitted Heights in Neighbourhood Place Type

*Policy 919_ Place Type Policies, Urban Place Types, Neighbourhoods, Approach for Planning Neighbourhoods – Use, Intensity and Form

*Policy 937_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods

*Policy 939_ Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification

*Policy 953_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods, Additional Urban Design Considerations for Residential Intensification

*Policy 1578_ Our Tools Planning and Development Applications, Evaluation Criteria for Planning and Development Applications

3.7 Planning Impact Analysis	
Criteria	Response
Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.	The proposed land use is a different housing type than the prevailing land use on the east side of Wonderland Road North, but is compatible. The different housing form provides for a variety of housing forms within the neighbourhood.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;	Due to the provision of underground parking the revised site concept achieves an intensity that allows for other on-site functions such as guest parking, emergency services and open space.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use; and	The residential land on the east side of Wonderland Road North the vicinity of the subject lands is largely developed. On the west side of Wonderland Road North, additional lands are designated and zoned for medium density residential development but are not available for immediate development as the draft plan of subdivision affecting these lands is not registered on title and the lots/blocks have not been created.
The proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.	The subject site is within a 10 minute walk of Foxfield District Park which provides a variety of amenities for local and regional users. Shopping facilities that would provide for the daily needs of residents are located just over a 10 minute walk away at Fanshawe Park Road West and Wonderland Road North. Regional shopping needs can be met by Masonville Place at Fanshawe Park Road West and Richmond Street and Smart Centres and surrounding commercial development at Fanshawe Park Road West and Hyde Park Road. Transit service is not available on Wonderland Road North, north of Fanshawe Park Road West.
The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.	The proposed development does not contribute to affordable housing initiatives.
The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;	The scale or height of the proposed townhouse dwellings will be mitigated by height reductions at strategic locations to 2 storeys to break down the massing of the proposed buildings. Impacts on adjacent properties such shadow, overlook, noise and light penetration would be mitigated through a combination of yard depth and appropriate space for landscape screening.

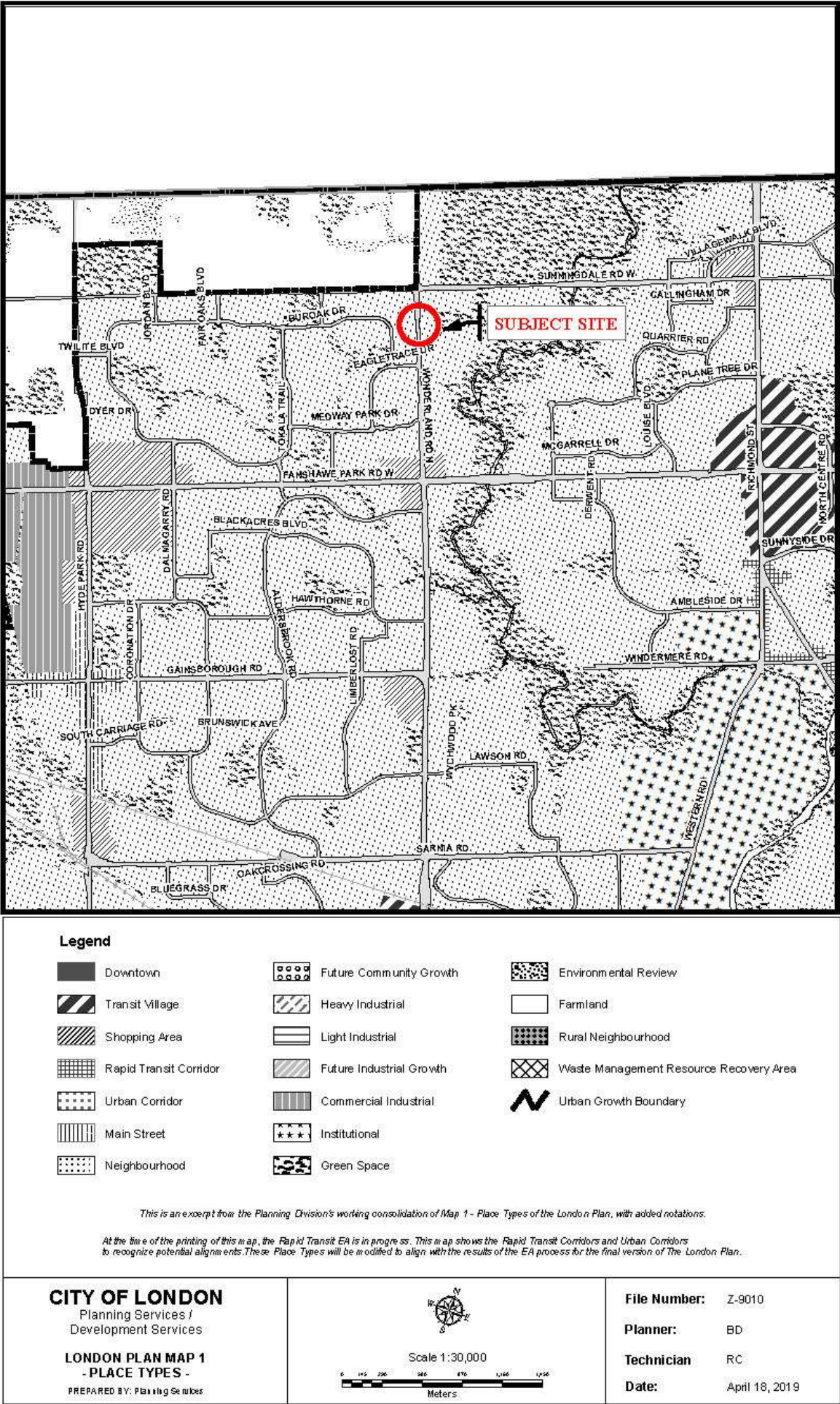
<p>The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;</p>	<p>The proposed development does not provide for the retention of existing vegetation that contributes to the visual character of the surrounding area. Tree replacement measures are proposed around the periphery and internal to the site. Site concept revisions provide additional green spaces in which tree planting can occur.</p>
<p>The location of vehicular access points and their compliance with the City’s road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties</p>	<p>Transportation Planning and Design was circulated on the planning application and development proposal and did not comment on the driveway access or traffic to be generated by the proposal. Wonderland Road North is a high-order street and is intended to move medium to high volumes of vehicular traffic at moderate speeds. The recommended amendment and total number of dwelling units (20) it could add along Wonderland Road North is not expected to affect capacity of Wonderland Road North in a significant way.</p>
<p>The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;</p>	<p>The three-storey, approximately 12 metre scale or height of the proposed townhouse dwellings is consistent with the heights that can be achieved on adjacent residential properties to the south and not significantly higher than the zoning permissions on the condominium corporation to the north and east (10.5 metres). The massing (bulk) of the proposed townhouse blocks is mitigated by the strategic use of 2 storey components that act as terraces for individual townhouse units, and exterior treatments that break up the massing horizontally and vertically. The massing (bulk), scale and layout of the proposed buildings will be reviewed and evaluated in greater detail through the Site Plan Approval process.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>No natural heritage features will be affected by the proposed development. The existing heritage structure on the site is to be retained and the revised site concept physically separates the heritage structure from the proposed new development and provides additional green space to put it in its context. Additional consideration of the heritage resource will be addressed through the site plan approval and heritage alteration permit processes.</p>

Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;	n/a
Compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and	The proposed form of development will be required to conform to the in force Official Plan policies and comply with the City's regulatory documents prior to approval of the ultimate form of development through the Site Plan Approval process.
Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;	As discussed above, tree planting and building massing treatments are expected to mitigate minor adverse impacts on the surrounding land uses.
Impacts of the proposed change on the transportation system, including transit	The residential intensification of the subject lands will have a negligible impact on the transportation system.

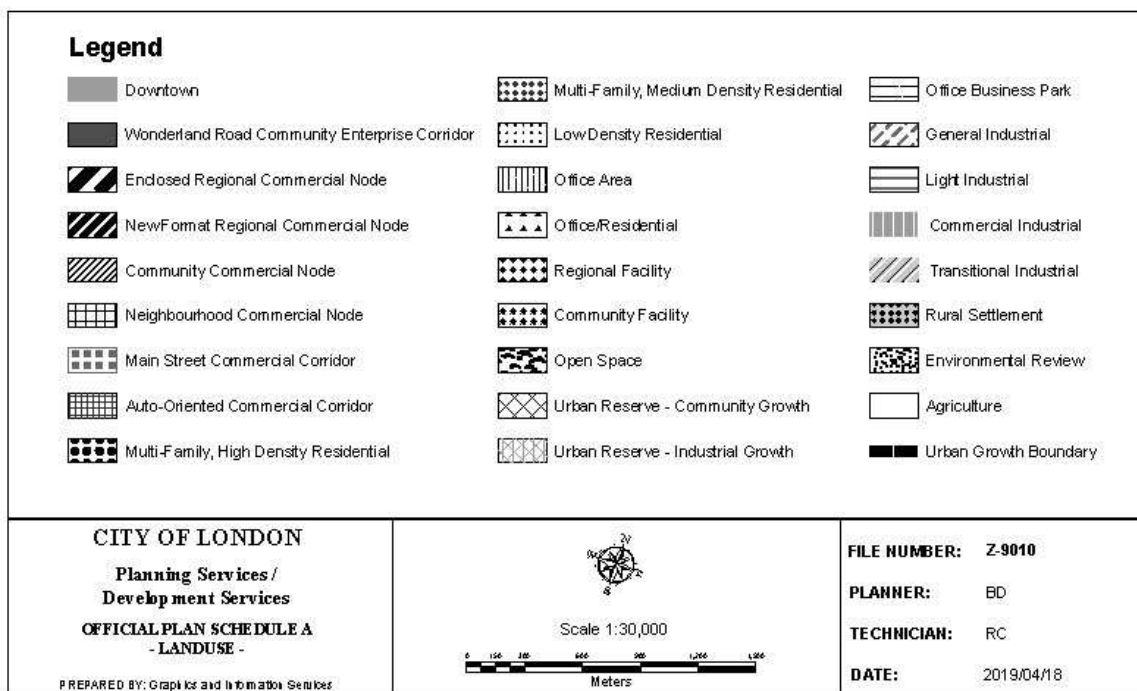
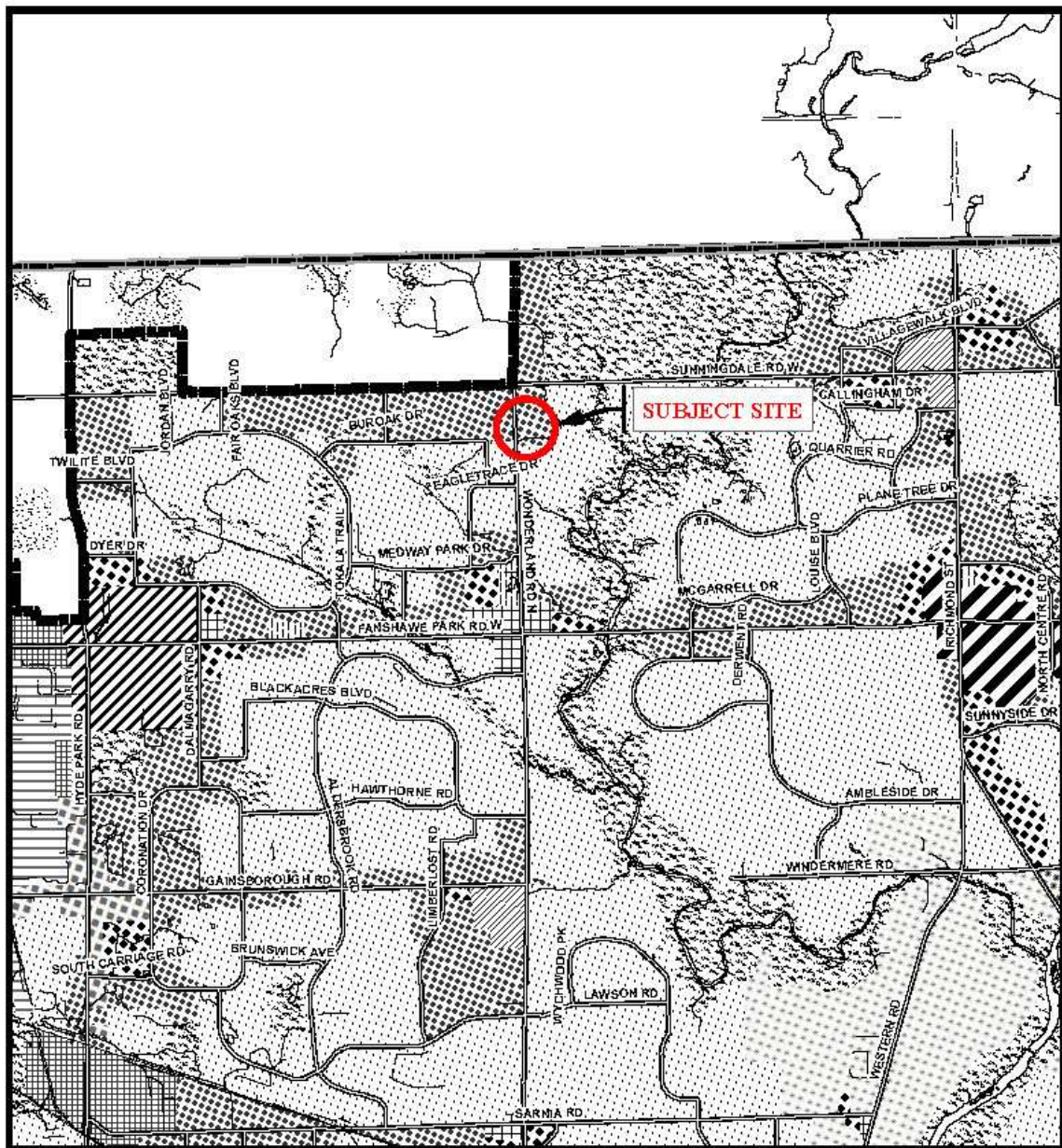
Appendix D – Relevant Background

Additional Maps

The London Plan – Map 1 – Place Types

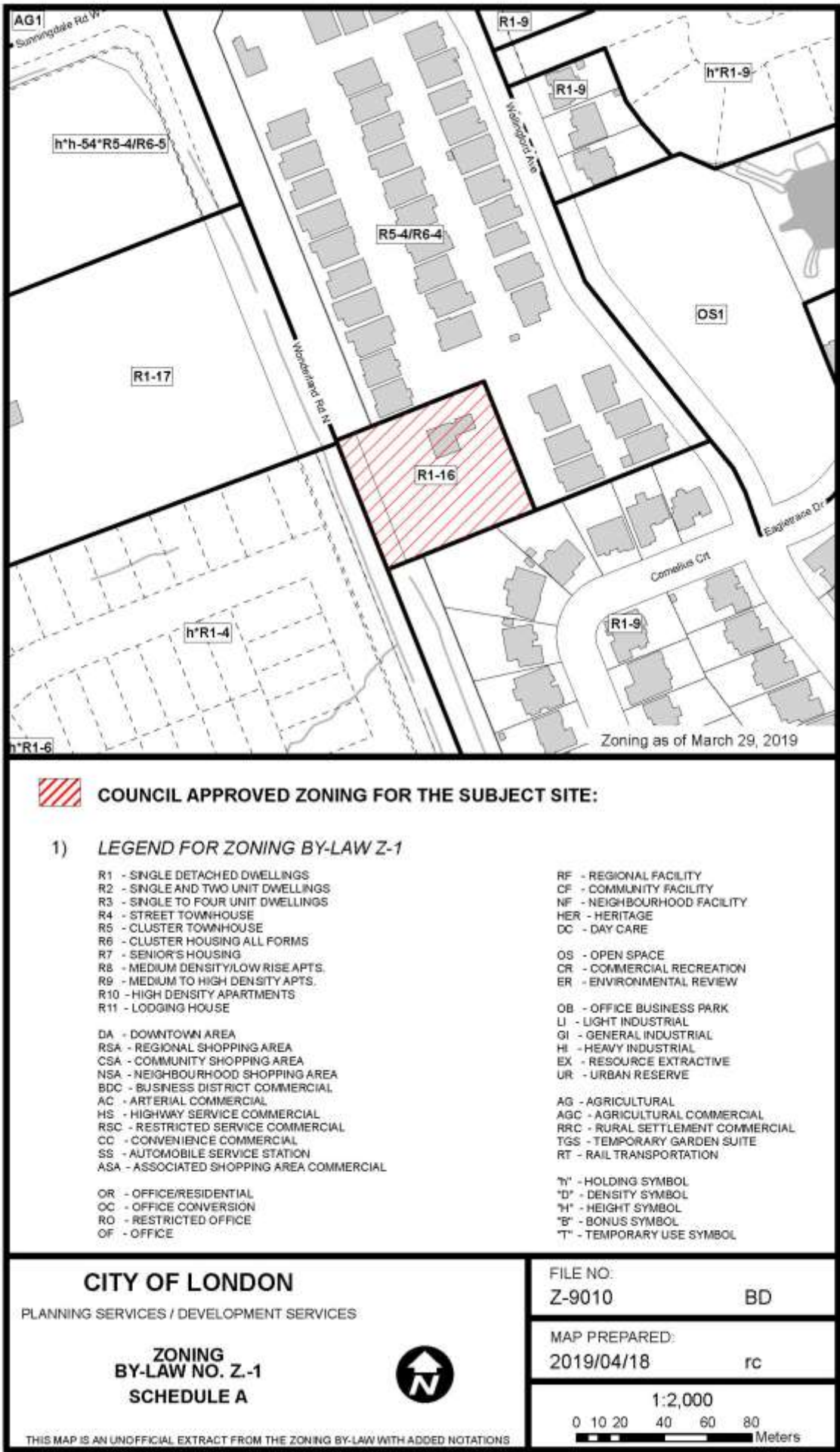


1989 Official Plan – Schedule A – Land Use



PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_b8w_8x14_with_S\WAP.mxd

Zoning By-law Z-1

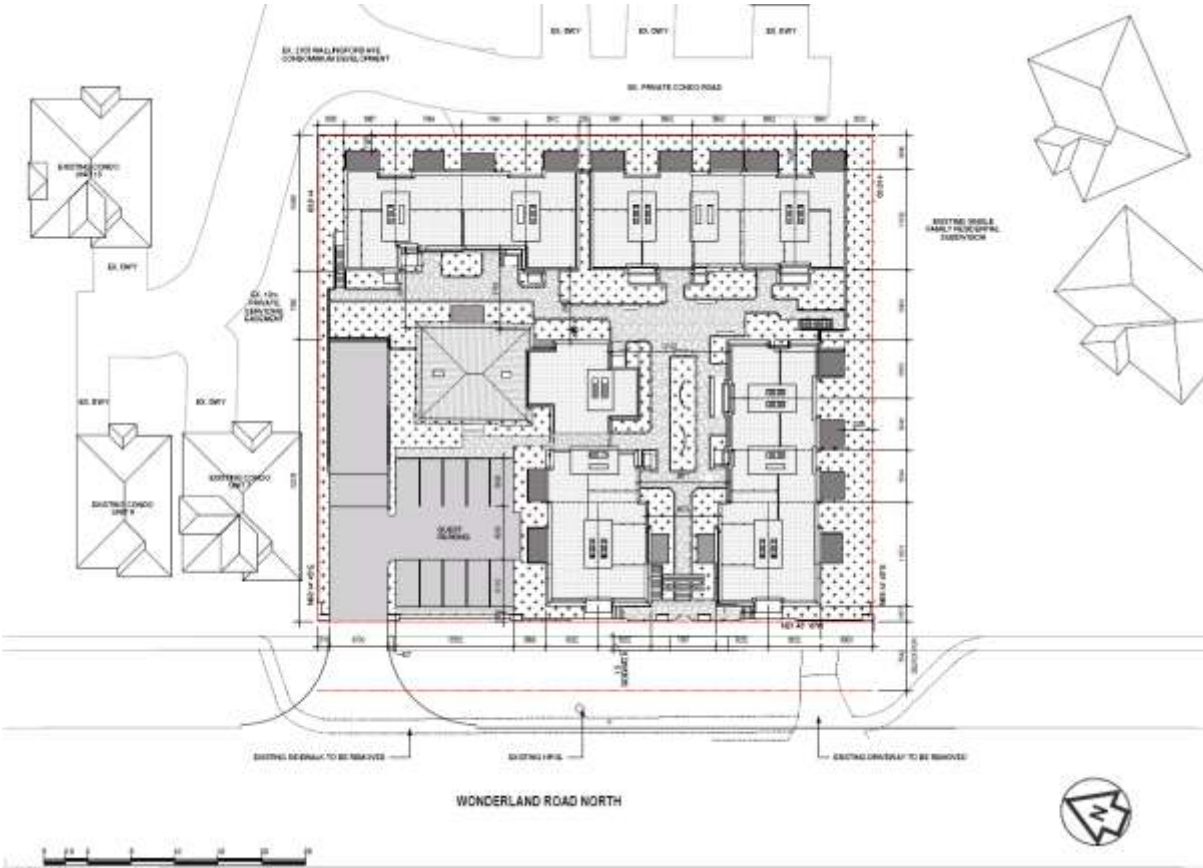


Appendix E – Urban Design Peer Review Panel Comments/Response

Urban Design Comments

Urban Design Peer Review Panel Comments (Nov 21, 2018, prior to submission of application)

Site Concept Included on the UDPRP Agenda



Southwest Isometric View



Northwest Isometric View



Northeast Isometric View



Southeast Isometric View

The Panel provides the following feedback on the submission to be addressed through zoning bylaw amendment application.

- The Panel appreciates the applicant for involving us at such an early stage in the development approvals process. The Panel is supportive of the contemporary design direction, maintaining the heritage building and underground parking components of the project.
- The Panel has some concerns that the overall building height and massing on site may be too dense: creating a street wall that is too tall for the neighbouring buildings to the east; forcing at grade parking in front of the heritage building; and resulting in an awkward connection between the new buildings and heritage building.
- The Panel recommends that the heritage building remain separate from the new development, or a design solution that gives it more space/separation such as an internal courtyard or glass connection.
- The Panel has some concerns with the rear and east side setback. The setback should provide adequate space for tree planting and limit balconies in proximity to the property line.
- The Panel has concerns with the parking area in front of the heritage building. The Panel notes that it is difficult to provide design comment relative to the heritage building without having the benefit of reviewing the heritage impact assessment.
- The material selection of the proposed buildings should be in alignment with the HIA.
- The Panel is supportive of a wall along Wonderland Road but the height should be lowered such that it continues to allow views of the property.
- The common amenity area(s) on site should include space for communal gathering / active use. In the current concept, they appear to be simply walkways within the courtyard space between the buildings.

Concluding comments:

The Panel is supportive of additional density on the site through a zoning bylaw amendment subject to the comments above. The Panel has provided some detailed design comments for consideration in working through the site design and requests that the project returns for additional comment at the site plan consultation stage.

Invest Response to UDPRP Comments

Urban Design Panel Comments	Response from Invest Team (Applicant)
1. overall building height and massing on site may be too dense: creating a street wall that is too tall for the neighbouring buildings to the east; forcing at grade parking in front of the heritage building; and resulting in an awkward connection between the new buildings and heritage building.	<ul style="list-style-type: none"> • Roof-top decks have been removed • Balconies oriented inward and not outward over adjacent lands • Ground floor decks on east and south elevations lowered to respect existing fence height and mitigate over viewing onto adjacent lands.
2. the heritage building remain separate from the new development,	<ul style="list-style-type: none"> • DONE - the heritage building is now separated
3. some concerns with the rear and east side setback. The setback should provide adequate space for tree planting and limit balconies in proximity to the property line.	<ul style="list-style-type: none"> • SEE response in 1 above • Underground parking dimensions and retention of heritage building require minimal building setback • Abundance of trees to be planted within development
4. concerns with the parking area in front of the heritage building	<ul style="list-style-type: none"> • two spaces have been removed • paving will be ornamented for communal space gatherings
5. material selection of the proposed buildings should be in alignment with the HIA.	<ul style="list-style-type: none"> • Considered and will be further discussed at SPA and HAP stages
6. is supportive of a wall along Wonderland Road but the height should be lowered such that it continues to allow views of the property	<ul style="list-style-type: none"> • Agree and will be considered and will be further discussed at SPA stages
7. common amenity area(s) on site should include space for communal gathering / active use.	<ul style="list-style-type: none"> • DONE – changed central unit to two storeys and enlarged central opens pace communal area
8. Panel is supportive of additional density on the site through a zoning bylaw amendment subject to the comments above	<ul style="list-style-type: none"> • 75 unit per ha DENSITY is permitted by Official Plan. Bonusing also is permitted. Density requested is 50 units per ha and no bonusing is requested. Overall is a unique upscale housing form with UG parking that has not been built in any London suburb to date.

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