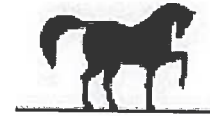


303 Richmond St., Suite 201  
London, ON N6B 2H8



Bridlewood  
HOMES

June 14, 2019

By email:

**Chair Anna Hopkins and Members of City of London Planning and Environment Committee**

City of London  
300 Dufferin Avenue  
PO Box 5035  
London, ON N6A 4L9

Dear Chair Hopkins and Committee Members:

**Re: Official Plan Amendment/Zoning By-law Amendment Application (OZ-9032)  
3493 Colonel Talbot Road, London (Silverleaf Subdivision)**

We have reviewed the Development Services Division report pertaining to our referenced planning application requesting courtyard (L-shaped) dwelling permissions for Silverleaf Subdivision.

At this time, we wish to advise that we agree with recommendations set out in the City staff report relating to the proposed Official Plan Amendment. Additionally, we are largely in agreement with the Zoning By-law Amendment recommended in this report. However, **we disagree with two elements of the proposed zoning regulations and offer the following comments in response to these matters:**

**1. Front Garage Wall Glazing (25% Minimum Requirement)**

City staff have recommended that front garage walls for courtyard dwellings incorporate a minimum of 25% window treatment (glazing) to help enhance the streetscape appearance and to avoid a 'blank wall' design. We fully agree that this front façade should include enhanced design treatments including glazing, however we are concerned that a 25% minimum glazing requirement is excessive relative to the proportion of windows typically provided for living space. In our experience, providing approximately 15% glazing on the front façade is appropriate for a well-balanced, contemporary design (refer to Figure 1 enclosed with this letter)

In order to provide a better balance and distribution of windows on the front facades of courtyard dwellings, **we request that a minimum glazing provision of 15% be established through this Zoning By-law Amendment.** In our opinion, this provision will be sufficient to support attractive housing designs that will contribute positively to the local streetscape.

## 2. Garage Projection (8.0 m Maximum Requirement)

City staff have also recommended that the garage depth for courtyard dwellings be limited to 8.0 m (26.2 ft) from the main building entrance or porch to accommodate a double car garage. As outlined in this report, City staff are proposing this regulation to mitigate possible impacts from extended building setbacks (e.g., limit natural surveillance, reduced residential presence and street activation). We fully support community-wide initiatives to encourage 'eyes on the street' and pedestrian-oriented neighbourhoods, however in our opinion limiting courtyard dwellings in Silverleaf to double car garages is not necessary to achieve these objectives.

Additionally, it is important to consider that courtyard homes with 'bonus' rooms above the garage bays are permitted under existing zoning regulations and the proposed regulations, as these rooms are considered part of the main building. Figure 2 enclosed with this letter illustrates that there is little difference between the appearance of courtyard dwellings that are, or are not permitted, under the proposed zoning regulations (regardless of the number of garage bays).

Given these considerations, **we request that the maximum garage depth from the main building entrance be increased to 11.5 m (37.7 ft)** to allow courtyard dwellings in Silverleaf to be configured for both two- and three-bay garages. In our opinion, this modification will provide for a broader mix of single detached housing within this subdivision, while also promoting greater variation in building designs, façade treatments, entrance (forecourt) features and landscaping arrangements.

## 3. Alternative Recommendation

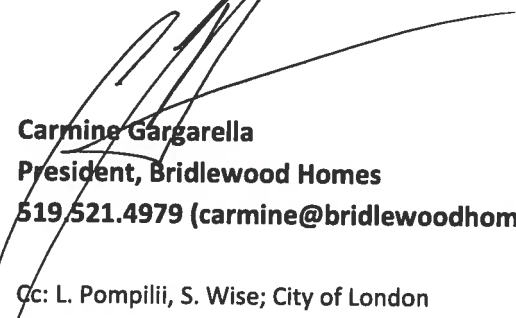
In summary, we respectfully request that the Planning and Environment Committee endorse our proposed modifications to Appendix "C" of the City staff report which sets out the proposed site-specific zoning. As such, we have enclosed a revised Appendix "C" for the Committee's consideration.

Our team is available to address any questions you may have regarding the matters discussed. Please be advised that we intend to make a presentation to the Committee at the public participation meeting scheduled for June 17, 2019.

Yours Truly,



**Ali Soufan**  
President, York Developments  
519.640.8968 ([ali.soufan@yorkdev.ca](mailto:ali.soufan@yorkdev.ca))



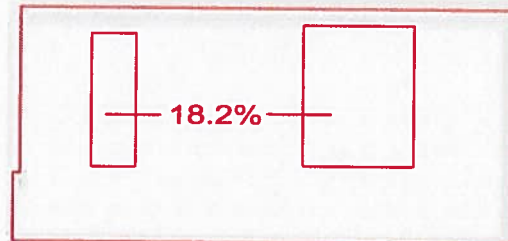
**Carmine Gargarella**  
President, Bridlewood Homes  
519.521.4979 ([carmine@bridlewoodhomes.ca](mailto:carmine@bridlewoodhomes.ca))

Cc: L. Pompili, S. Wise; City of London  
Encl



FRONT ELEVATION  
SCALE: 1/4"=1'

Proposed Glazing Requirement: 25% (min.)  
Requested Glazing Requirement: 15% (min.)



**Bridlewood**  
HOMES

## Figure 1

Courtyard Dwellings:  
Front Garage Wall  
Glazing Calculation  
(Sample Design)



430 GOLBORNE STREET,  
SUITE # 202  
LONDON, ON, N6B 2V2  
P. 519 858 2797 F. 519 858 2920  
WWW.MHBCPLAN.COM

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
**MHBC PLANNING**

DATE: June 13, 2019

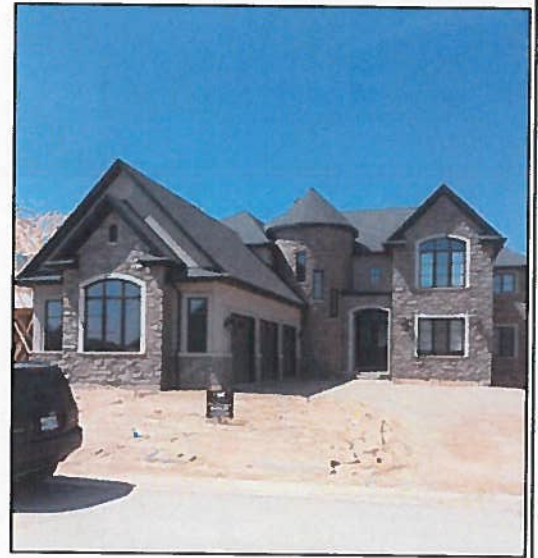
N:\10841\H\Graphical

Figure 1 - Front Garage Wall Glazing Calculation - June 13, 2019

Permitted under proposed zoning requirements:



Two-bay garage



Three-bay garage (with bonus room)

Not permitted under proposed zoning requirements:



Three-bay garage (without bonus room)



Figure 2

Courtyard Dwellings:  
Design Comparison  
(Proposed Zoning)

## Appendix C

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 3493 Colonel Talbot Road.

WHEREAS 2219008 Ontario Ltd has applied to rezone an area of land located at 3493 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 3493 Colonel Talbot Road, as shown on the attached map, from a Residential R1 Special Provision (R1-8(5)) Zone and a holding Residential R1 Special Provision (h\*h-100\*R1-8(5)) Zone to a Residential R1 Special Provision/Residential R1 Special Provision (R1-8(5)/R1-8(\_)) Zone and a holding Residential R1 Special Provision/Residential R1 Special Provision (h\*h-100\*R1-8(5)/R1-8(\_)) Zone.
- 2) Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provision:

R1-8 ( )

- a) Additional Permitted Use

Courtyard Dwelling: means a single detached dwelling, less than 2 storeys in height that has an attached garage projecting beyond the principle entrance or front façade of any porch. For the purpose of this definition, the definition of garage shall be comprised of an interior garage façade that includes the garage door(s) located at no more than 90 degrees to the main building and principle entrance, an exterior garage façade located opposite to the interior garage façade, and a front garage façade being parallel to the street.

- b) Regulations for Courtyard Dwellings

- i) Notwithstanding Section 5.3.1) or anywhere else in this by-law to the contrary, the lot frontage shall be as follows:

- iv) Garage projection (depth) from the principle entrance or the façade (front face) of any porch, whichever is closer to the street. (Maximum) 11.5m (37.7ft)
- v) Amount of transparent glazing (windows) on first storey of front garage façade (façade parallel to street) (Minimum) 15%
- vi) Amount of transparent glazing (windows) on first storey of exterior garage façade (façade opposite to interior garage façade and garage door(s)) (Minimum) 8%
- vii) Front yard depth of garage (Minimum) 4.5m (14.7ft)
- viii) Notwithstanding section 4.19.6.a) paragraph 2, the maximum driveway width shall not exceed 8m maximum for any portion of the driveway between the street line and the interior garage façade.

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 June 25, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk