

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: Colin McClure (Norquay Developments)
Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered
Plan 33M-768 (formerly 810 Westdel Bourne)
Zoning By-law Amendment

Public Participation Meeting on: January 6, 2019

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Colin McClure (Norquay Developments), relating to lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768 (formerly 810 Westdel Bourne), the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 (R1-4) Zone **TO** a Residential R1 Special Provision (R1-4()) Zone, and **FROM** a Residential R1 (R1-8) Zone **TO** a Residential R1 Special Provision (R1-8()) Zone.

Executive Summary

Summary of Request

The request is to change the zoning on Lots 50, 51 and 61 from a Residential R1 (R1-4) Zone to a Residential R1 Special Provision (R1-4()) Zone, and to change the zoning on Lots 62 to 89, inclusive from a Residential R1 (R1-8) Zone to a Residential R1 Special Provision (R1-8()) Zone with special provisions to permit a lot coverage (maximum) of 45%, and interior side yard depth (minimum) of 1.2 metres (3.9 feet) except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to allow single detached dwellings with increased lot coverage and decreased side yard setbacks on selected lots.

Rationale of Recommended Action

1. The recommended zoning amendment is consistent with the *Provincial Policy Statement (PPS), 2014*, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs.
2. The recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.

3. The recommended zoning amendment conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation.
4. The recommended special zone provisions are appropriate and compatible with character of existing and planned low density residential development in the surrounding neighbourhood.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site consists of vacant lots within a registered plan of subdivision (Lots 50 and 51, Lot 61, and Lots 62 through 89, inclusive of Registered Plan 33M-768). This subdivision is known as Eagle Ridge - Phase 2, consisting of the future extension of Kains Road through to Oxford Street West, and the extension of Linkway Boulevard, west of Westdel Bourne. The lots which are the subject of this application have frontage on Kains Road and Gatenby Street.

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

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential
- Zoning:
 - Residential R1 (R1-4) - Lots 50, 51 and 61
 - Residential R1 (R1-8) - Lots 62 – 89, inclusive

1.3 Site Characteristics

	Current Land Use	Frontages	Depths	Area (approx.)
Lots 50, 51 and 61	Vacant	15 m to 19 m	28 m to 30 m	470 sq. m.
Lots 62 - 89	Vacant	18 m to 23 m	33 m to 42 m	620 sq. m.

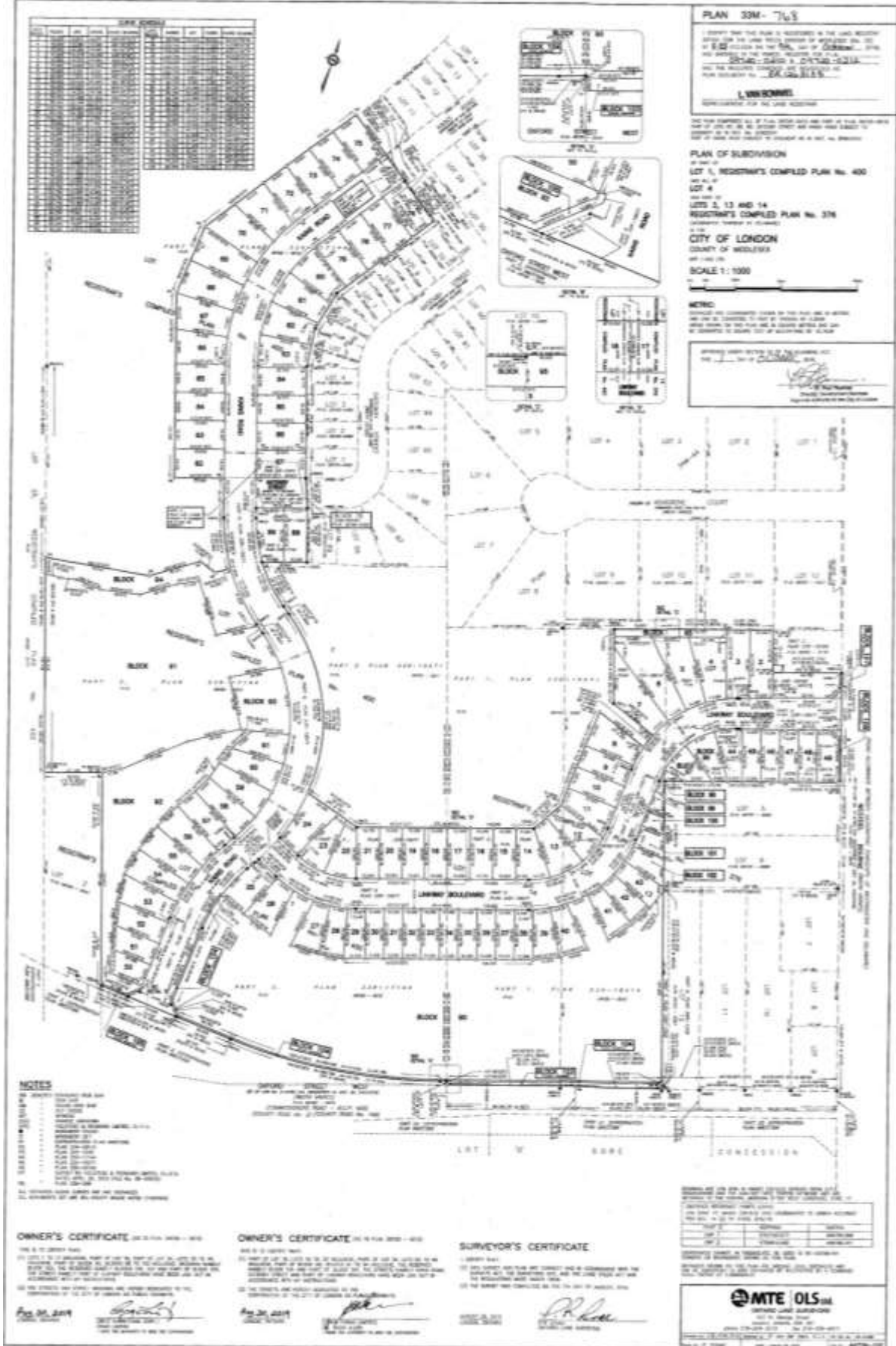
1.4 Surrounding Land Uses

- North – future residential and open space lands
- East – existing single detached homes and future residential development
- South – agriculture and rural residential
- West – rural residential, future residential development, and open space

1.5 Location Map



1.6 Registered Plan No. 33M-768

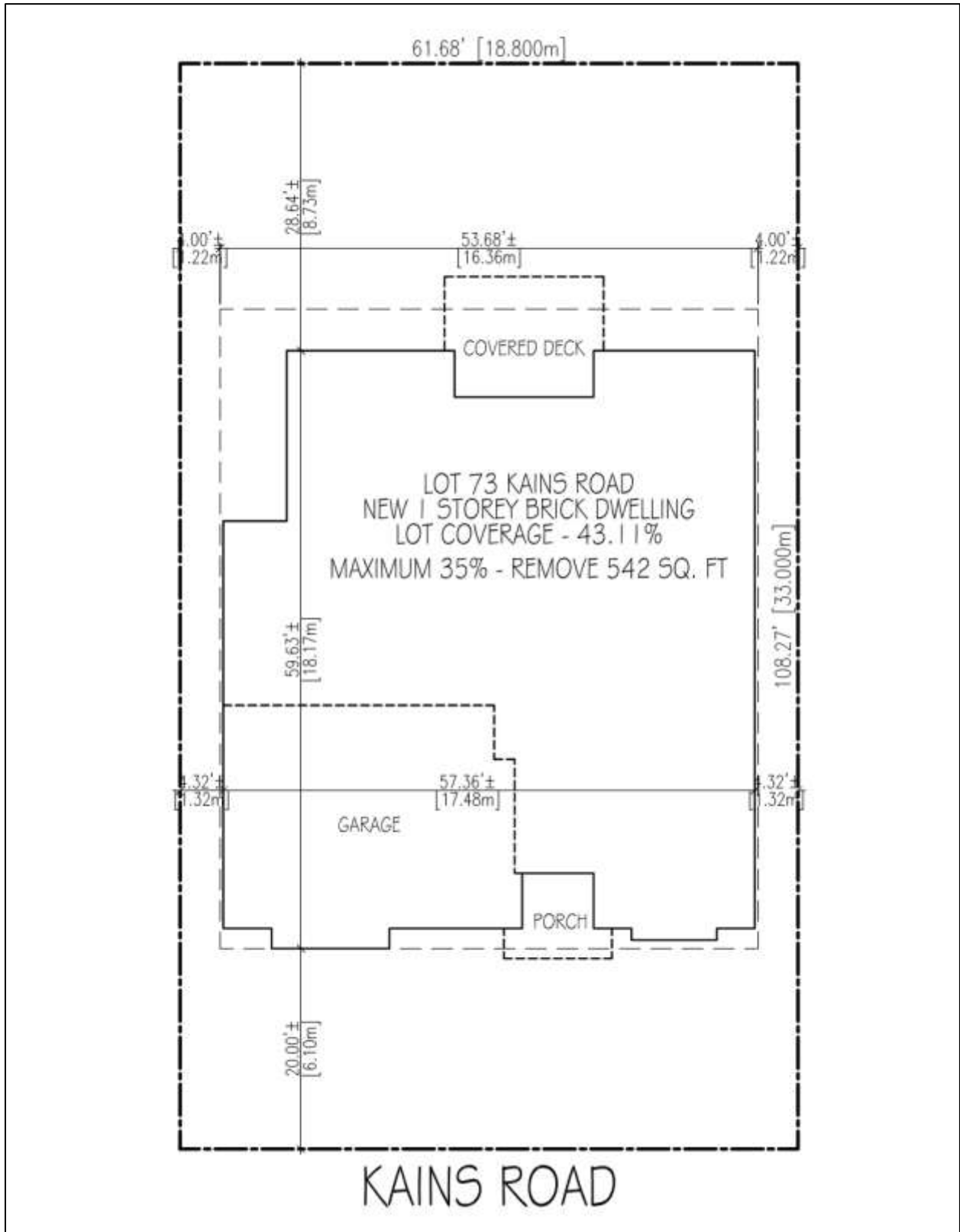


2.0 Description of Proposal

2.1 Development Proposal

The proposal will facilitate current market demand for the construction of 1-storey, single detached dwellings as permitted by the zoning with a slightly larger building coverage and reduced side yards on select lots within the subdivision.

2.2 Sample Building Plan - Lot 73



3.0 Relevant Background

3.1 Planning History

On September 6, 2017, the Approval Authority for the City of London issued draft-approval for the Eagle Ridge – Phase 2 draft plan of subdivision comprising an area of approximately 13 hectares located north of Oxford Street West, west of Westdel Bourne. Phase 2 will provide for the extension of Kains Road through to Oxford Street West, as well as a connection to Gatenby Street. The draft-approved plan consisted of 89 single detached dwelling lots, 1 medium density residential block, 2 open space blocks, 3 park blocks, and 7 part blocks for future development. Final approval was granted by the Approval Authority on October 1, 2019 and the plan was subsequently registered as Plan 33M-768. Zoning for the various lots and blocks within the subdivision plan was approved by Municipal Council on July 25, 2017.

The Residential R1 (R1-4) Zone permits single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres. This zone was applied to the single detached lots fronting portions of Linkway Boulevard and the west side of Kains Road, south of the park and open space blocks, and a stormwater management facility; and includes the subject Lots 50, 51 and 61. The Residential R1 (R1-8) Zone permits single detached dwellings on lots with a minimum lot frontage of 15 metres and minimum lot area of 600 square metres. This zone was applied to the single detached lots fronting Kains Road north of Gatenby Street, and two lots fronting the south side of Gatenby Street (Lots 62 – 89, inclusive).

3.2 Requested Amendment

Amendment to the Zoning By-law to change the zoning on Lots 50, 51 and 61 from a Residential R1 (R1-4) Zone to a Residential R1 Special Provision (R1-4()) Zone, and to change the zoning on Lots 62 to 89, inclusive from a Residential R1 (R1-8) Zone to a Residential R1 Special Provision (R1-8()) Zone with special provisions to permit a lot coverage (maximum) of 45%, and interior side yard depth (minimum) of 1.2 metres (3.9 feet) except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

3.3 Community Engagement (see more detail in Appendix B)

Comments/concerns received from the community are summarized as follows:

- Is this permission to construct larger homes on the same size lots?
- Will it affect the current side yard restriction, or just permit construction of a deeper home?

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014 (PPS)

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains policies regarding the importance of promoting efficient development and land use patterns, accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents, and minimizing land consumption and servicing costs (Sections 1.1 and 1.4). There are various policies for promoting healthy, livable and safe communities, including the goal of improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society (Section 1.1.1 (f)). To meet housing requirements of current and future residents, the housing policies also provide direction to Planning Authorities to permit and facilitate: 1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements (Section 1.4.3(b)).

The policies for Public Spaces, Recreation, Parks, Trails and Open Space promote healthy and active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Section 1.5.1).

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 subject lands are located within the Neighbourhoods Place Type as shown on Map 1 – Place Types* in The London Plan, and have frontage on a Neighbourhood Connector. The range of primary permitted uses include single detached, semi-detached, duplex, triplex, townhouses, and small-scale community facilities. The application has been reviewed with the applicable policies of the Our Strategy, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. An excerpt from The London Plan Map 1 – Place Types* is found at Appendix 'D'.

(1989) Official Plan

These lots are designated as Low Density Residential on Schedule A – Land Use Map permitting single detached, semi-detached, and duplex dwellings as the primary permitted uses. An excerpt from Land Use Schedule 'A' is found at Appendix D.

4.0 Key Issues and Considerations

4.1 Use

The range of permitted uses does not change from what the current zoning permits. The recommended zoning will continue to permit single detached dwellings. Such residential uses are appropriate and compatible with existing and planned development in the surrounding area, are consistent with the Provincial Policy Statement, and conform with the in-force policies of The London Plan and the (1989) Official Plan.

4.2 Intensity

The requested special provisions for increased lot coverage and reduced interior side yard setback regulations will allow construction of one-storey homes with more floor area to meet the needs of home builders and purchasers. For lots 50, 51 and 61 within the R1-4 Zone, a 45% coverage represents a buildable area of approximately 212 square metres on a typical lot having an area of 470 square metres. For Lots 62 - 89 within the R1-8 Zone, a buildable area of 279 square metres could be achieved on a typical lot having an area of 620 square metres. The first phase of the Eagle Ridge subdivision is fully built out and consists of large homes on similarly sized lots to those in Phase 2. Development Services staff have no concerns regarding lot-intensification or potential impacts on the character of the neighbourhood, or the ability of lots to provide adequate rear yard amenity space. The applicant's conceptual lot plans indicate the proposed new 1-storey dwellings will be able to meet or exceed minimum front and rear yard depths, and minimum landscaped open space requirements of the Zoning By-law. There were also no concerns from a grading or servicing perspective. Updated stormwater area plans and revised calculation sheets have been provided and have been accepted by the City. Potential impacts on existing and future stormwater management, drainage and storm sewer infrastructure have been reviewed and no issues are anticipated. The recommended zoning amendments provide for an efficient use of land and infrastructure, and are considered appropriate.

4.3 Form

The Thames Valley Parkway multi-use trail will be constructed as part of this subdivision development, and eventually will provide a link between Oxford Street West to a point where the trail currently terminates at Westdel Bourne and Kains Road. A section of the trail passes through a park block located immediately adjacent Lots 50 through 51. During the detailed subdivision design, adjustments were made to the size and configuration of Lots 50, 51 and 61 in order to accommodate the park block, and alignment and grading for the TVP trail. As a result, these lots are somewhat constrained by their size and configuration; therefore, the proposed increase in lot coverage is considered appropriate recognizing the presence of abutting open space lands. The northerly link of the trail alignment will be completed as part of a future phase of the Eagle Ridge subdivision.

Lots 62 – 89, inclusive front on to Kains Road and Gatenby Street and are located in the northerly part of the subdivision. The applicant indicated their builders expressed a strong desire for slightly larger lot coverage to accommodate the demand for larger one-storey homes. Making further adjustments to the lots in terms of increasing their width and depth would not be practical at this point as the alignment of Kains Road is now fixed and installation of trunk sewer services has been completed. Based on our review, staff are satisfied that the increased lot coverage and reduced side yard depths are appropriate and will maintain a building form and scale that is in keeping with character of homes in the neighbourhood.

4.4 Public Comments

- Is this permission to construct larger homes on the same size lots?
- Will it affect the current side yard restriction, or just permit construction of a deeper home?

The requested increase in lot coverage allows for increased buildable area on the same size lot, as illustrated by the applicant's sample building plans. For example, the plan for Lot 73 shows a building footprint for a new 1-storey, brick dwelling with two car garage on a lot with 18.8 metres of frontage and lot depth of 33 metres having a lot coverage of 43% and minimum 1.3 metre side yards. The request affects the current side yard restriction of lots within the R1-8 Zone where the side yard setback regulation increases with building height (ie. minimum 1.2 metres side yard, plus 0.6 metres for each storey above the first storey). The requested special provision is to apply the standard 1.2 metres interior side yard setback regardless of height, consistent with the R1-4 zone regulations. Typically, these one floor homes have a higher profile and are designed with more ceiling height and a steeper pitched roof, which often gives the perception of 1.5 to 2-storey structure from the street.

5.0 Conclusion

The recommended zoning amendments are appropriate and consistent with the Provincial Policy Statement, conform to The London Plan and the (1989) Official Plan. The recommended special provision Zones are considered appropriate and compatible with the character of existing and planned low density residential development in the surrounding neighbourhood.

Prepared by:	Larry Mottram, MCIP, RPP Senior Planner, Development Planning
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.	

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

December 16, 2019
GK/PY/LM/lm

Appendix A

Appendix "A"

Bill No. (number to be inserted by
Clerk's Office)
(2020)

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to
rezone lands described as Lots 50, 51
and 61 & Lots 62 through 89, inclusive,
Registered Plan No. 33M-768.

WHEREAS Colin McClure (Norquay Developments) has applied to rezone
lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan
No. 33M-768, 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 described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered
Plan No. 33M-768, as shown on the attached map, FROM a Residential R1 (R1-4)
Zone TO a Residential R1 Special Provision (R1-4()) Zone, and FROM a
Residential R1 (R1-8) Zone TO a Residential R1 Special Provision (R1-8()) Zone.
- 2) Section Number 5.4 of the Residential R1 Zone is amended by adding the following
special provisions:

R1-4()

a) Regulations:

i) Lot Coverage 45%
(Maximum)

R1-8()

a) Regulations:

i) Interior Side Yard 1.2 metres (3.9 feet);
Depth except that, where no
(Minimum) private garage is attached
to the dwelling, one side
yard shall be 3.0 metres
(9.8 feet)

ii) Lot Coverage 45%
(Maximum)

File: Z-9123
Planner: L. Mottram

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.

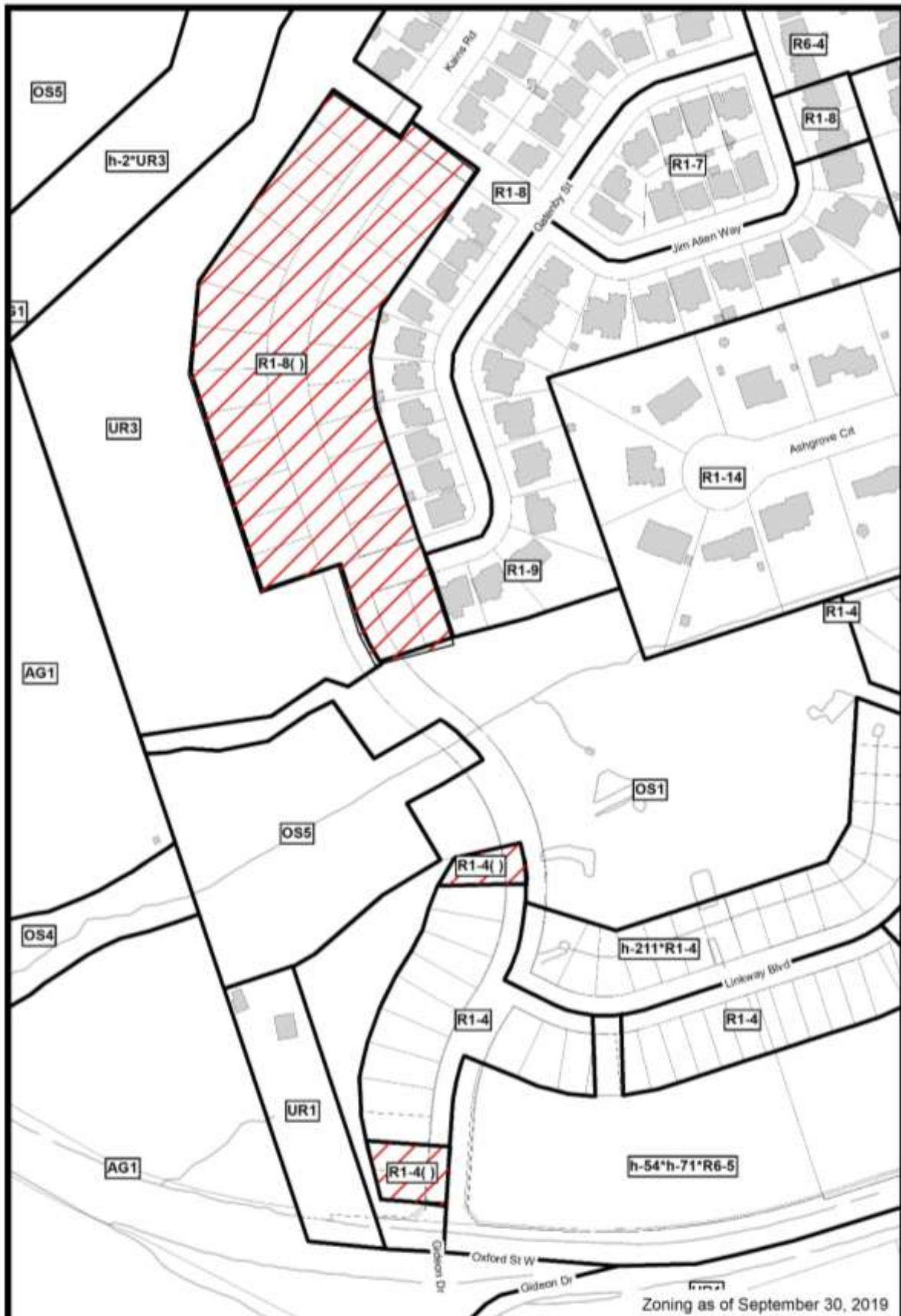
PASSED in Open Council on January 14, 2020

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – January 14, 2020
Second Reading – January 14, 2020
Third Reading – January 14, 2020

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



File Number: Z-9123
Planner: LM
Date Prepared: 2019/10/31
Technician: DM
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On October 11, 2019, Notice of Application was sent to 188 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 24, 2019. Notice of Application was posted on the City of London’s website.

Responses: 1 reply received

Nature of Liaison: To allow single detached dwellings with increased lot coverage and decreased side yard setbacks on select lots. Possible amendment to Zoning By-law Z.-1 to change the zoning on Lots 50, 51 and 61 from a Residential R1 (R1-4) Zone to a Residential R1-4 Special Provision (R1-4()) Zone, and to change the zoning on Lots 62 to 89 from a Residential R1 (R1-8) Zone to a Residential R1-8 Special Provision (R1-8()); together with special provisions to permit a lot coverage (maximum) of 45%, and interior side yard depth (minimum) of 1.2 metres (3.9 feet); except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

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

- Is this permission to construct larger homes on the same size lots?
- Will it affect the current side yard restriction, or just permit construction of a deeper home?

Response to Notice of Application and Publication in “The Londoner”

Telephone	Written
	Greg Woodworth – 2445 Gatenby Street

Agency/Departmental Comments:

1. Upper Thames River Conservation Authority (UTRCA) – November 6, 2019

The lots which are the subject of this application are located outside of the regulated area and therefore, the UTRCA has no concerns or permit requirements for Lots 50-51, Lot 61 and Lots 62-89.

Appendix C – Policy Context

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

Provincial Policy Statement, 2014

The proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains policies regarding the importance of promoting efficient development and land use patterns, accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents, and minimizing land consumption and servicing costs (Sections 1.1 and 1.4). There are several policies directed at promoting healthy, livable and safe communities, including the goal of improving accessibility for persons with disabilities and older persons by

identifying, preventing and removing land use barriers which restrict their full participation in society (Section 1.1.1 (f)). To meet housing requirements of current and future residents, the housing policies also provide direction to Planning Authorities to permit and facilitate: 1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements (Section 1.4.3(b)).

The recommended zoning amendment applies to specific lots within a previously approved plan of subdivision. Development of these lots for larger, one-level single detached dwellings will make efficient use of land, services and municipal infrastructure. The recommended zoning will allow for a wider range of single detached homes, and enable home builders to respond to purchaser preferences suitable to a growing population of older persons, promotes aging-in-place, and accessibility for persons with disabilities.

The policies for Public Spaces, Recreation, Parks, Trails and Open Space promote healthy and active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Section 1.5.1). The mix of uses in this subdivision includes passive recreation, parks and open spaces, and a multi-use trail (Thames Valley Parkway) promoting active transportation and community connectivity. Several of the subject lots as part of this application are directly adjacent the public open space and trail system.

The 2014 PPS was considered in its entirety during the approval process for the draft plan of subdivision. Based on our review, Development Services staff are satisfied that the recommended Zoning By-law Amendment remains consistent with the Provincial Policy Statement.

The London Plan

The Our Strategy, City Building and Design, Place Types, and Our Tools policies in the London Plan have been reviewed and consideration given to how the proposed zoning by-law amendment contributes to achieving those policy objectives, including the following specific policies:

Our Strategy

Key Direction #5 – Build a mixed-use compact city

5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

7. Build quality public spaces and pedestrian environments that support walking.

Key Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone

1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.

2. Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.

These strategic directions are generally reflected in the the approved subdivision plan for Eagle Ridge Phase 2. The subdivision provides a mix of low density single detached dwellings, as well as a block for medium density cluster housing and townhousing. The recommended special zone provisions for selected single detached dwelling lots

further refines these directions for building strong, healthy, attractive and complete neighbourhoods.

City Building and Design Policies

*220_ * Neighbourhoods should be designed with a diversity of lot patterns and sizes to support a range of housing choices, mix of uses and to accommodate a variety of ages and abilities.*

253_ Site layout should be designed to minimize and mitigate impacts on adjacent properties.

The subdivision plan does provide for a diversity of lot sizes in compliance with the minimum standards for lot area and frontage in the Zoning By-law. Lots 50, 51 and 61 are currently zoned R1-4 with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres, and Lots 62-89 are zoned R1-8 with a minimum lot frontage of 15 metres and minimum lot area of 600 square metres. Lots 50, 51 and 61 have frontages ranging from 15 to 19 metres and have on average 470 square metres lot area. Lots 62-89 have frontages ranging from 18 to 23 metres and the average lot area is approximately 620 square metres. The subject lots are well above the minimum lot size requirements of the zoning. The applicant's stated intent is to construct homes that are generally consistent with the size and architectural design of existing homes in the neighbourhood (Eagle Ridge Subdivision - Phase 1).

Place Type Policies

The subject lots are located within the Neighbourhoods Place Type, and have frontage on a Neighbourhood Connector. The range of primary permitted uses include single detached, semi-detached, duplex, triplex, townhouses, and small-scale community facilities.

916_3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.*

935_3. Zoning will be applied to ensure an intensity of development that is appropriate to the neighbourhood context, utilizing regulations for such things as height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space.*

The proposed special zone provisions for increased maximum lot coverage and reduced minimum interior side yard setbacks maintains appropriate levels of intensity within the neighbourhood context, and are in keeping with the Place Types policies noted above.

Our Tools

Evaluation Criteria for Planning and Development Applications

1578_ 6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Depending upon the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as:*

- a. Traffic and access management.*
- b. Noise.*
- c. Parking on streets or adjacent properties.*
- d. Emissions generated by the use such as odour, dust, or other airborne emissions.*
- e. Lighting.*
- f. Garbage generated by the use.*
- g. Loss of privacy.*
- h. Shadowing.*
- i. Visual impact.*

- j. Loss of views.*
 - k. Loss of trees and canopy cover.*
 - l. Impact on cultural heritage resources.*
 - m. Impact on natural heritage features and areas.*
 - n. Impact on natural resources.*
- The above list is not exhaustive.*

- Kains Road is classified as a Neighbourhood Connector. The proposed development is not expected to contribute significantly to traffic volumes.
- Parking will be required as per the Zoning By-law standard (minimum 2 spaces per dwelling lot).
- The proposed development is not expected to generate excessive noise and emissions.
- There are no concerns with respect to lighting, garbage or loss of privacy impacts.
- Shadowing is not expected to impact nearby properties.
- Natural view corridors in the form window streets to open spaces have been preserved through the plan of subdivision.
- Natural heritage features have been preserved and protected through a previously accepted Environmental Impact Study. There are no concerns for cultural heritage or natural resources.

1578_7. The degree to which the proposal fits within its context. It must be clear that this not intended to mean that a proposed use must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as the planning policy goals for the site and surrounding area. Depending upon the type of application under review, and its context, an analysis of fit may include such things as:*

- a. Policy goals and objectives for the place type.*
- b. Policy goals and objectives expressed in the City Design chapter of this Plan.*
- c. Neighbourhood character.*
- d. Streetscape character.*
- e. Street wall.*
- f. Height.*
- g. Density.*
- h. Massing.*
- i. Placement of building.*
- j. Setback and step-back.*
- k. Proposed architectural attributes such as windows, doors, and rooflines.*
- l. Relationship to cultural heritage resources on the site and adjacent to it.*
- m. Landscaping and trees.*
- n. Coordination of access points and connections.*

The proposed increased to 45% maximum lot coverage is not considered overly-intense for the lots given their average lot size and area to accommodate sufficient landscaped open space. The minimum front, exterior side, and rear yard setback regulations do not change, while an adjustment has been made to the interior side yard regulation under the R1-8 Zone to facilitate 1-storey dwellings with slightly larger building footprints, and with at least a one or two car garage. Building massing, height, architectural design for the homes to be developed in Phase 2 are considered appropriate, and the recommended amendments maintain compatibility and fit within the context of existing and future development. Therefore, based on Staff's review of The London Plan policies, this proposal is found to be in keeping and in conformity with the Key Directions, City Building and Design, Place Type, and Our Tools policies.

(1989) Official Plan

These lots are designated as Low Density Residential on Schedule A – Land Use Map permitting single detached, semi-detached, and duplex dwellings as the primary permitted uses. The recommended zoning amendments conform with the Official Plan

permitted use and density policies, and implements objectives for supporting the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied (Section 3.1.1.(ii)).

Requested Special Provisions

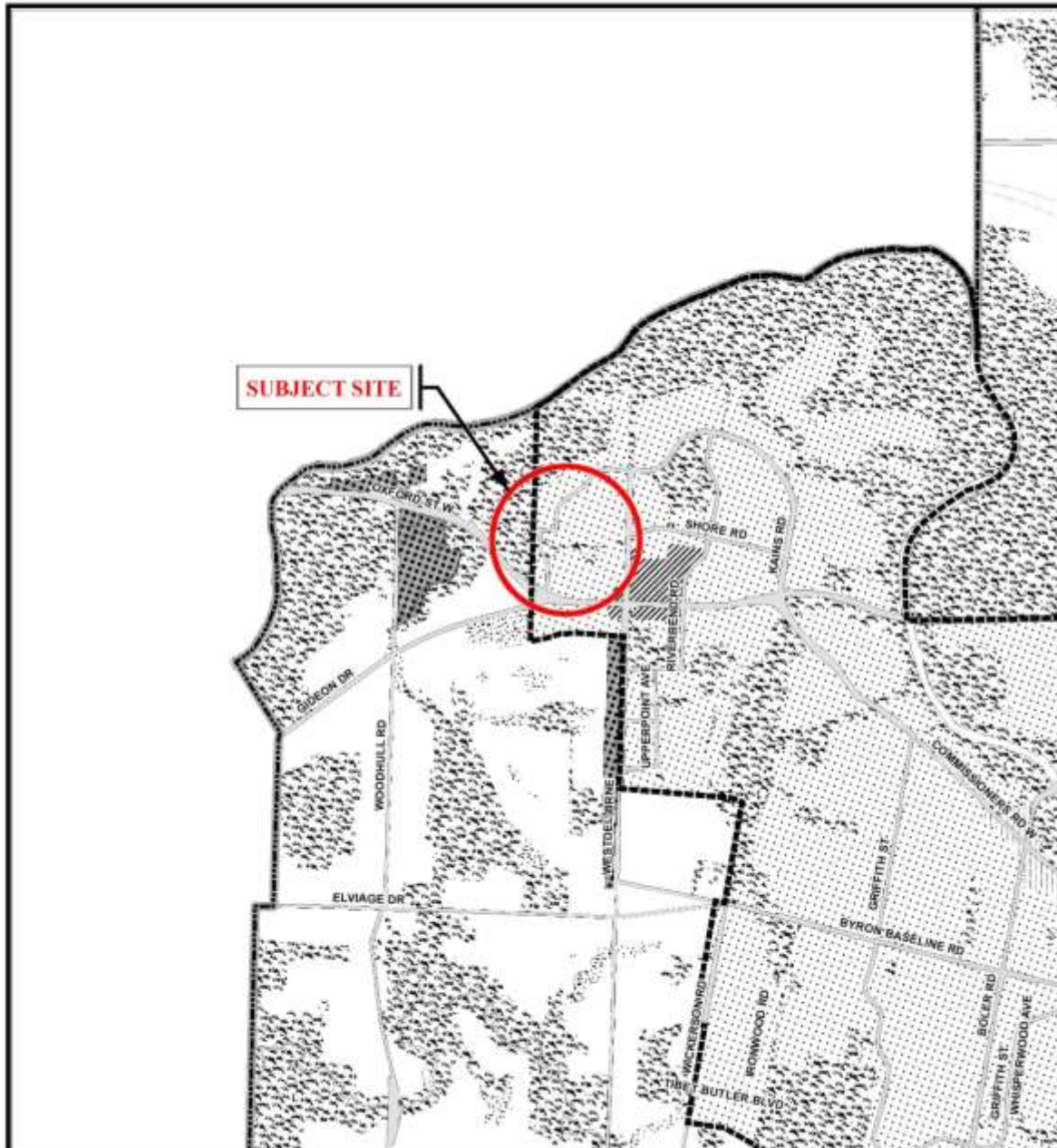
Current Zoning Regulations			Requested Special Provisions
	Lots 50, 51 & 61 Residential R1 (R1-4)	Lots 62 – 89 Residential R1 (R1-8)	Lots 50, 51 & 61 Lots 62 – 89
Lot Coverage (maximum)	40%	35%	45%
Interior Side Yard Depth (minimum)	1.2 metres (3.9 feet); except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet)	1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metre (2.0 feet) for each storey or part thereof above one storey; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet)	1.2 metres (3.9 feet); except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet)

A portion of the Thames Valley Parkway trail passes through a park block located immediately adjacent Lots 50 through 51. Through the detailed subdivision design, adjustments were made to the size and configuration of Lots 50, 51 and 61 in order to accommodate the park block, and alignment and grading for the trail. As a result, these lots are somewhat constrained by their size and configuration; therefore, the proposed increase in lot coverage is considered appropriate recognizing the presence of abutting open space lands. Lots 62 – 89, inclusive have frontage on Kains Road and Gatenby Street and are located in the northerly part of the subdivision. The applicant indicated a growing need by their builders for slightly larger lot coverage to accommodate the demand for larger one storey homes. Adjusting the width and depth of these lots would not be practical as the alignment for Kains Road is fixed and installation of trunk sewer services has been completed.

The special provisions to increase lot coverage and reduced interior side yard setbacks will allow construction of one-storey homes with more floor area to meet the needs of home builders and purchasers, while maintaining compatibility with future adjacent development. The applicant’s conceptual lot plans indicate the proposed new 1-storey dwellings will be able to meet or exceed minimum front and rear yard, and minimum landscaped open space requirements of the Zoning By-law. There were no concerns from a grading or servicing perspective. Updated stormwater area plans and revised calculation sheets have been provided and have been accepted by the City. Potential impacts on existing and future stormwater management, drainage and storm sewer infrastructure have been reviewed and no issues are anticipated. The proposed zoning amendment provides for an efficient use of land and infrastructure, and is considered appropriate.

Appendix D – Relevant Background

The London Plan Map Excerpt



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services

**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services



Scale 1:30,000



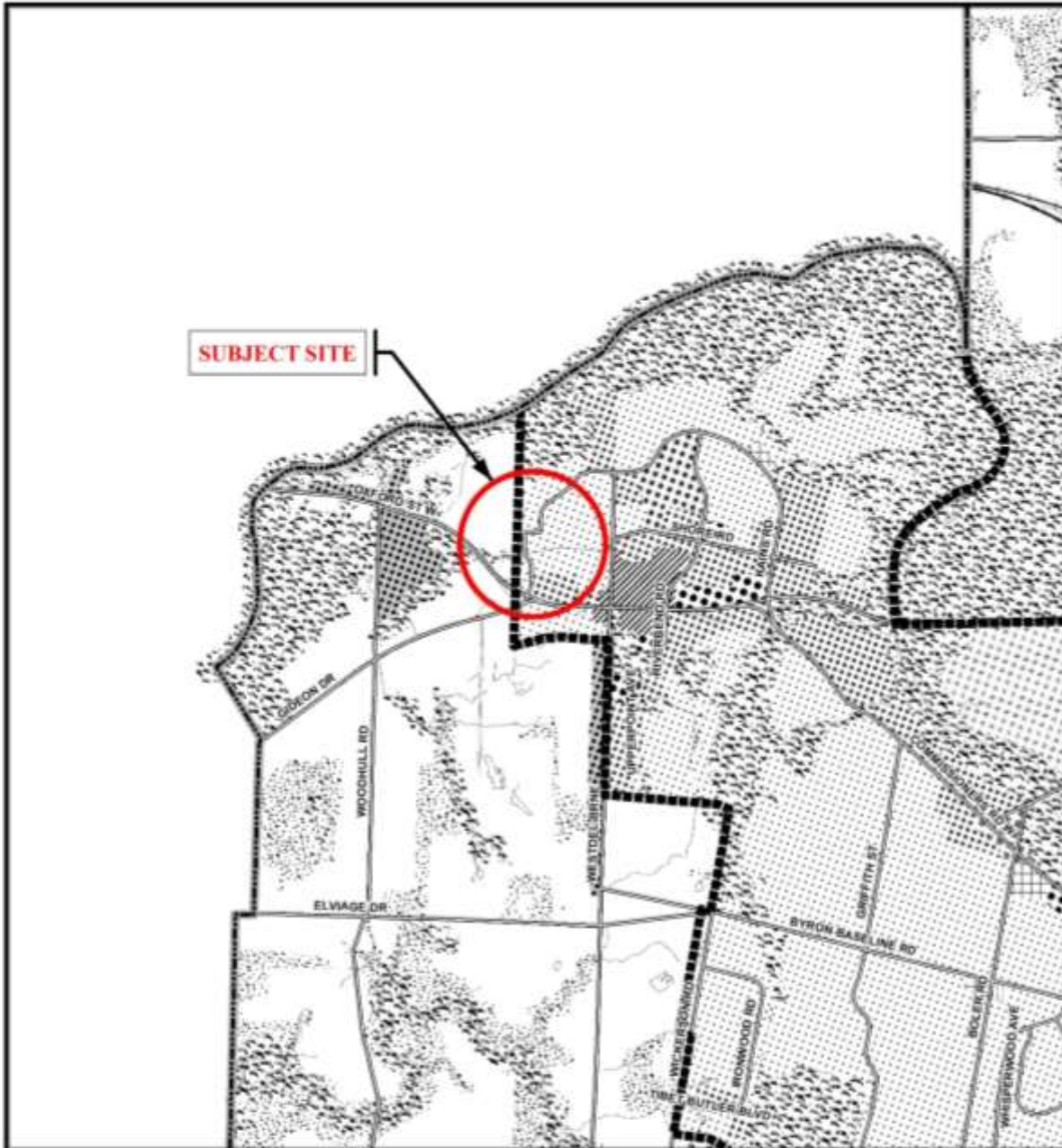
File Number: Z-9123

Planner: LM

Technician: DM

Date: October 31, 2019

Official Plan Map Excerpt

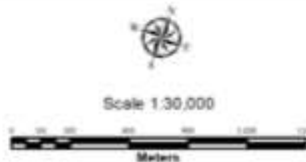


Legend

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

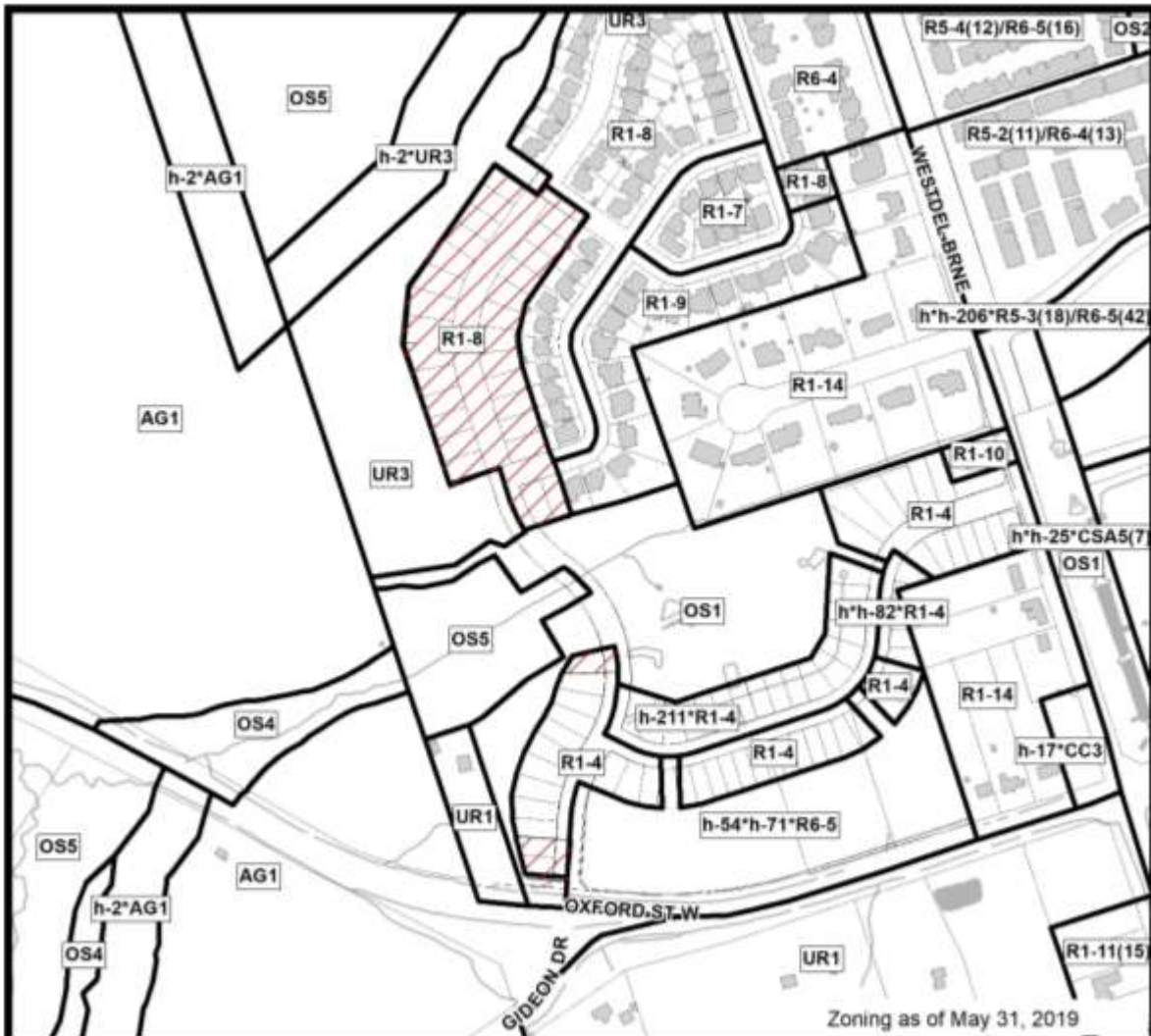
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9123
 PLANNER: LM
 TECHNICIAN: DM
 DATE: 2019/10/31

Zoning By-law Map Excerpt



Zoning as of May 31, 2019



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "d" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "h" - HEIGHT SYMBOL |
| OF - OFFICE | "b" - BONUS SYMBOL |
| | "t" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
 BY-LAW NO. Z.-1
 SCHEDULE A**



FILE NO:

Z-9108

CL

MAP PREPARED:

2019/10/29

RC

1:5,000

0 30 60 120 180 240
 Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

Additional Reports

July 17, 2017 – Planning and Environment Committee – Application by Developro Land Services on behalf of West Kains Land Corp. and Liahn Farms Limited, regarding Eagle Ridge Subdivision - Phase 2, for approval of Draft Plan of Subdivision and Zoning By-law Amendments for lands located at 810, 1055 and 1079 Westdel Bourne, and 1959 and 1997 Oxford Street West (Agenda Item #17).