

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Gregg Barrett, AICP
Director, City Planning and City Planner
Subject: Mclver Holding Inc.
733 Wellington Street
Public Participation Meeting on: September 21, 2020

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application of Mclver Holdings Inc. relating to the property located at 733 Wellington Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting September 29, 2020 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 R2 (R2-6) Zone and **TO** Residential R3 Special Provision (R3-4 (L)) Zone.

Executive Summary

Summary of Request

The requested amendment is to make interior alterations to an existing duplex to create a triplex dwelling.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to facilitate the interior alteration of the existing duplex to permit a triplex dwelling.

Rationale of Recommended Action

1. The recommended Zoning Amendment is consistent with the Provincial Policy Statement (PPS), 2020, which encourages an appropriate range and mix of uses to meet projected requirements of current and future residents;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Neighbourhood Area Place Type, Our City, Our Strategy, and all other applicable London Plan policies;
3. The recommended amendment permits an appropriate range of residential uses that conform to the in-force policies of the (1989) Official Plan, including but not limited to the Main Street Commercial Corridor designation; and,
4. The recommended Zoning By-law Amendment permits development that is appropriate for the site and compatible with the surrounding land.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located on the west side of Wellington Street, south of Oxford Street East.

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

- Official Plan Designation – Main Street Commercial Corridor
- The London Plan Place Type – Neighbourhood

- Existing Zoning – Residential R2 (R2-6) Zone

1.3 Site Characteristics

- Current Land Use – Duplex dwelling
- Frontage – 10.3 metres
- Depth – 39.6 metres
- Area – 411 metres square
- Shape – rectangle

1.4 Surrounding Land Uses

- North – Commercial strip mall
- East – Residential
- South – Restaurant
- West – Commercial (parking lot of beer store)

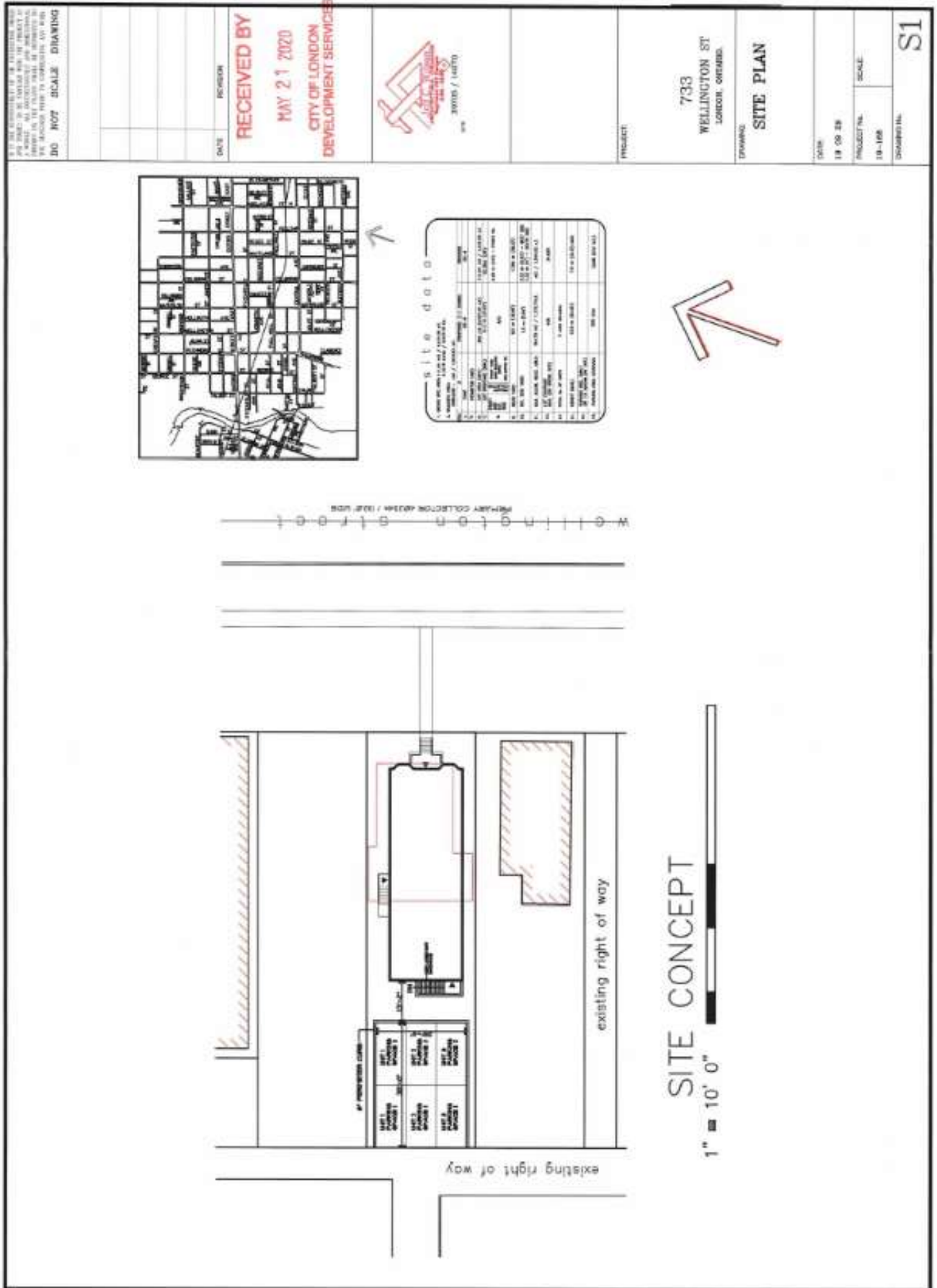
1.5 Intensification (identify proposed number of units)

- The proposed additional residential unit represents intensification within the Built-Area Boundary
- The proposed residential units are within the Primary Transit Area

1.6 Location Map



1.7 Proposed Site Plan



2.0 Description of Proposal

2.1 Development Proposal

The property exists as a duplex dwelling. A four bedroom dwelling unit exists on the 2nd floor. The second unit exists on the basement and 1st floor levels, and consists of seven bedrooms. The proposed development contemplates the interior alteration of the existing seven bedroom dwelling unit into two dwelling units with three bedrooms each. This would result in the creation of a triplex with a three bedroom dwelling unit on the basement level, a three bedroom dwelling unit on the 1st floor level, and a four bedroom dwelling unit on the 2nd floor level (as currently exists).

A total of six parking spaces are proposed (two spaces per unit in tandem) in the rear of the building. The six parking spaces exceeds the Zoning By-law requirement of one parking spaces per unit.

Special provisions have been requested by the applicant for the following existing conditions:

- frontage of 10.3 metres whereas 12 metres is required by the Zoning By-law;
- lot area of 411 metres square whereas 420 metres square is required by the Zoning By-law;
- side yard setbacks to parking spaces of 1.2 metres whereas 3 metres is required by the Zoning By-law; and
- four bedrooms in the 2nd floor dwelling unit whereas three bedrooms maximum is permitted by the Zoning By-law

3.0 Relevant Background

3.1 Planning History

On February 19, 2001, Council amended the zoning on the site (application Z-6026) from a Business District Commercial Special Provision (BDC (1)) Zone to a Residential R2 (R2-6) Zone. The zoning amendment permitted the construction of the existing duplex dwelling. The duplex dwelling exists with a four bedroom dwelling unit on the 2nd floor. The second unit exists in the basement and 1st floor levels, and consists of seven bedrooms.

3.2 Requested Amendment

The requested Zoning By-law Amendment is to rezone the site from a Residential R2 (R2-6) Zone to a Residential R3 Special Provision (R3-4(_)) Zone. The R2-3 Zone permits single detached dwellings, semi-detached dwellings, duplex dwellings, and converted dwellings (up to two units). The requested Zoning By-law Amendment would permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and converted dwellings to maximum of three units.

Special provisions have been requested by the applicant for the following existing conditions:

- frontage of 10.3 metres whereas 12 metres is required by the Zoning By-law;
- lot area of 411 metres square whereas 420 metres square is required by the Zoning By-law;
- side yard setbacks to parking spaces of 1.2 metres whereas 3 metres is required by the Zoning By-law; and
- four bedrooms in the 2nd floor dwelling unit whereas three bedrooms maximum is permitted by the Zoning By-law

3.3 Community Engagement

A Notice of Application was sent to property owners within a 120 metre radius of the subject site on July 9, 2020 and was published in The Londoner on July 9, 2020. One "Possible Land Use Change" sign was placed on the subject site, fronting onto Wellington Street.

No comments were received.

3.4 Policy Context (see more detail in Appendix C)

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification, redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.3.1. Planning authorities shall promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

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 and maps under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) are not in force and effect and 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 site is located within the Neighbourhoods Place Type on a Neighbourhood Connector, as identified on *Map 1 — Place Types and *Map 3 — Street Classifications. Neighbourhoods Place Types make up the majority of the City Structure's land area.

Visions, Key Directions

58_7 Practise and promote sustainable forms of development

62_3 Think “big picture” and long-term when making planning decisions – consider the implications of a short-term and/ or site-specific planning decision within the context of this broader view.

62_9 Ensure new development is a good fit within the context of an existing neighbourhood.

*916_6 and *916_7 Neighbourhoods Place Type provides key elements for neighbourhoods, including easy access to daily goods and services within walking distance and employment opportunities close to where we live.

*917 Each neighbourhood provides a different character and function, giving Londoners abundant choice in affordability, mix, urban vs. suburban character, and access to different employment areas, mobility options, and lifestyles.

*Table 10 Permits a range of low-rise residential uses, including single detached, semi-detached, duplex dwellings and triplex dwellings.

*Table 11 Permits a range of heights on a site of 1 to 2.5 storeys.

*920_ Range of permitted uses and maximum heights will not necessarily be permitted on all sites within the Neighbourhoods Place Type on a Neighbourhood Connector, as

proposed developments must fit within its context (Policy).

An excerpt from The London Plan *Map 1 – Place Types is found at Appendix C.

1989 Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The Official Plan provides for the redevelopment of vacant, underutilized or dilapidated properties within Main Street Commercial Corridors for one or more of a broad range of permitted uses at a scale which is compatible with adjacent development. Encourages development which maintains the scale, setback and character of the existing uses. Encourages common parking areas instead of individual access points and individual parking areas and encourages mixed-use development to achieve higher densities and to reinforce the objectives of achieving a diverse mix of land uses.

More information and detail on applicable planning policy is available in Appendix B of this report.

4.0 Key Issues and Considerations

4.1 Use

Provincial Policy Statement

Healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

London Plan

The range of uses within the Neighbourhoods Place Type in The London Plan is related to the classification of the street that the property fronts, (*919_2&3). The intent is to balance neighbourhood stability and predictability with the goals of creating neighbourhoods that allow for different housing types, an appropriate mix of uses, affordability, aging in place, vibrancy and interesting communities (*919_6).

The subject site is located on a Neighbourhood Street which permits a range of residential dwellings including single detached, semidetached, duplex, converted dwellings, secondary suites, home occupations, and group homes. Multi-unit dwellings such as semi-detached, duplex, and converted dwellings are permitted uses in the Neighbourhoods Place Type and along Neighbourhood Streets and as such the proposed alteration to the duplex to create three units is a permitted use for this site.

The London Plan creates a variety of opportunities for intensification (*939_6.). Residential intensification is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods (*937_).

1989 Official Plan

Permitted uses in Main Street Commercial Corridors include small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses

(including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings

The proposed zoning by-law amendment will allow for a triplex use through the conversion of an existing duplex. The triplex use promotes an appropriate range and mix of use that allows for sustainable development of the site. The proposed zoning by-law amendment would allow for uses consistent with the Provincial Policy Statement, The London Plan, and the Official Plan.

4.2 Intensity

The London Plan places an emphasis on growing “inward and upward” to achieve a compact form of development. It places a greater emphasis on encouraging and supporting growth within the existing built up area of the City, rather than greenfield development (Policy 79_). Residential intensification in the form of infill development on vacant and underutilized lots will be supported, subject to the other policies of The London Plan (Policy 80_). The London Plan does not include density limits in units per hectare, rather it provides maximum height as a measure of intensity. The proposed dwellings consist of a habitable basement level and two upper floors, and is considered to be a low-rise built form at 2.0 storeys in height or 8.33m. Within the Neighbourhood Street Type, buildings have a standard maximum height of 1 to 2.5 storeys.

The site is surrounded by a range of land uses and building types. To the south of the site are several one storey dwellings that have been converted for commercial uses. To the north and west of the site is a shopping plaza with a range of commercial uses. To the east, the neighbourhood is predominately residential with other uses, such as child care services, in converted two storey residential dwellings. The site is an appropriate size and location for a triplex dwelling, and will likely have a minimal impact on surrounding land uses.

Official Plan 89

Residential densities within mixed-use buildings in a Main Street Commercial Corridor designation should be consistent with densities allowed in the Multi-Family, High Density and Medium Density Residential designations according to the provisions of Section 3.4.3. of this Plan.

The proposed zoning by-law amendment would allow for the alteration of an existing duplex to a triplex. The proposed buildings meet all the Residential R3-4 zoning requirements for building setbacks, lot coverage, open space and height.

The proposed residential uses will have two parking spaces per unit (in tandem) which is consistent with the requirements of the Zoning By-law. All parking is provided in the rear of the building. The proposed parking is sufficient for the use.

The proposed zoning by-law amendment would allow for heights and lot and open space coverage that is consistent with The London Plan and the Official Plan.

4.3 Form

The London Plan requires that site layouts should be designed to minimize and mitigate impacts on adjacent properties (Policy 253_). The building exists as 2 Storey duplex with 2 storey single detached converted dwellings to the south and east. The properties on the east side of Wellington Street across from the site are currently zoned Residential (R3-4) and Day Care (DC). Potential impacts on adjacent and nearby properties from a new development also need to be managed and mitigated, such as loss of privacy and shadowing (Policy 1578_). The existing building fits within the context of the abutting 2 storey converted dwelling uses (and abutting commercial to the north and west) and the alteration to create a third unit will not create any new impacts on the existing neighbourhood.

4.4 Near Campus Neighbourhood Policies

The intent of the Near-Campus Neighbourhoods Policies ('NCN) is to provide guidance to encourage residential intensification proposals that are located in the appropriate areas and constructed in purpose-built, higher density building forms designed to accommodate the anticipated level of intensity and are professionally managed to mitigate concerns related to property maintenance, noise, garbage, and parking, among others.

To lessen the impacts of single units with large amount of residents per unit (multiple bedrooms) in the Near Campus Neighbourhood, a maximum of three bedrooms per any form of residential dwelling was adopted. The proposal is to alter the existing seven bedroom unit into two three bedroom units. The alteration will allow for better management of the building and will assist in mitigating concerns related to overly intense single units with multiple bedroom units.

The proposed two storey triplex with a maximum of ten bedrooms on this lot is more in keeping with the intended form of the Near Campus Neighbourhood than the existing eleven bedroom duplex.

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

5.0 Conclusion

The requested amendment is consistent with the policies of the 2014 *Provincial Policy Statement* that encourages efficient development and land use patterns, the identification of appropriate locations for intensification and redevelopment.

The requested amendment is consistent with the Neighbourhood policies of The London Plan and the Main Street Commercial Corridor designation of the '89 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained.

Prepared and Submitted by:	Craig Smith, MCIP, RPP Senior Planner, Sustainability and Resiliency
Recommended by:	Gregg Barrett, AICP Director, City Planning and City Planner
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.	

September 25, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

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 an area of land located at 733
Wellington Street

WHEREAS Mclver Holding Inc. has applied to rezone an area of land located at 733 Wellington Street, 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 733 Wellington Street as shown on the attached map from a Residential R2 (R2-6) Zone to a Residential R3 Special Provision (R3-4 ())Zone.
- 2) Section Number 7.4 of the Residential (R3-4) Zone is amended by adding the following Special Provision:

)	R3-4()	733 Wellington Street	
	a)	Regulation[s]	
		i) Lot Frontage (minimum)	10.3 metres
		ii) Lot Area (minimum)	411 metres square
		iii) Interior Side Yard Setbacks to Parking Spaces (minimum)	1.2 meters
		iv) Maximum bedrooms in 2 nd floor unit	4

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.

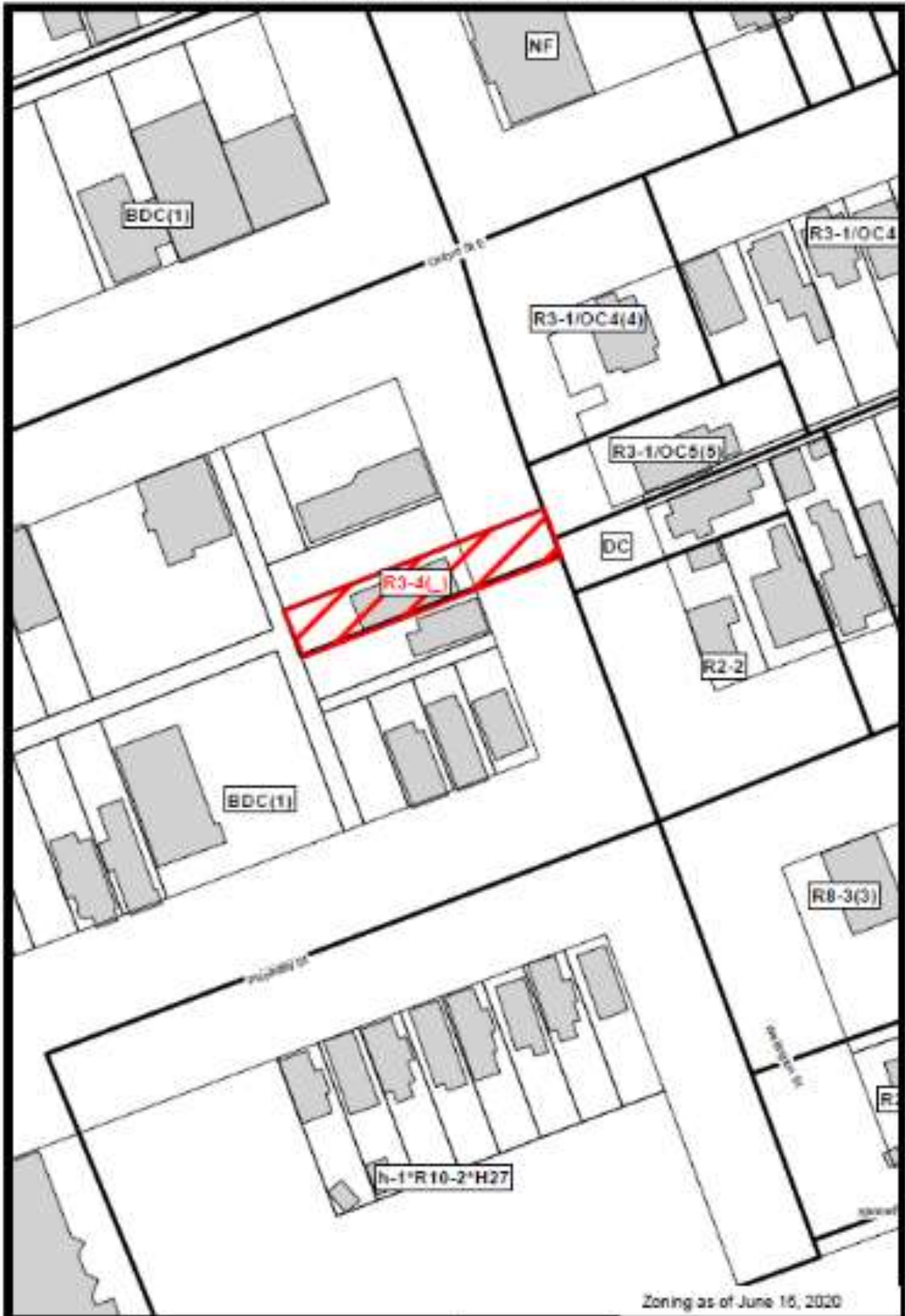
PASSED in Open Council on September 29, 2020

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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



File Number: Z-9222
Planner: CS
Date Prepared: 2020/08/06
Technician: JTS
By-Law No: Z-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Appendix B- 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, 2020 (PPS)

Policy 1.1.3.1 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.2 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.3 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.4 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.4.3 Building Strong Health Communities, Housing

Policy 1.7.1 Building Strong Health Communities, Long Term Economic Prosperity

Policy 2.6.1 Wise Use and Management of Resources, Cultural Heritage and Archaeology

Policy 2.6.2 Wise Use and Management of Resources, Cultural Heritage and Archaeology

1989 Official Plan

Section 4.4.1.1 Planning Objectives Main Street Commercial Corridors

Section 4.4.1.3 Function Main Street Commercial Corridors

Section 4.4.1.4 Permitted Uses Main Street Commercial Corridors

Section 3.7.2 Residential Land Use Designations, Planning Impact Analysis, Scope of Planning Impact Analysis

Section 3.7.3 Residential Land Use Designations, Planning Impact Analysis, Required Information

Section 19.4.3 Implementation, Zoning

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 8. Our Strategy, Key Directions, Direction #5 Build a Mixed-use Compact City

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 90_ Our City, City Structure Plan, The Growth Framework, Primary Transit Area

Policy 154_8. Our City, Urban Regeneration

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_3. and 4. b. City Building Policies, Forest City, How Are We Going to Achieve This, Strategic Approach, Protect More

Policy 497_ City Building Policies, Homelessness Prevention and Housing, What Are We Trying to Achieve

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

Policy 557_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, General Cultural Heritage Policies, The Register of Cultural heritage Resources

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

Policy 566_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, General Cultural Heritage Policies, Design

Policy 567_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, General Cultural Heritage Policies, Design

Policy 568_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, General Cultural Heritage Policies, Design

Policy 574_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, Identification of Cultural Heritage Resources, Individual Heritage Properties

Policy 579_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, Identification of Cultural Heritage Resources, Archaeological Resources

Policy 581_ City Building Policies, Cultural Heritage, How Are We Going to Achieve This, Identification of Cultural Heritage Resources, Archaeological Resources

Policy 586_ City Building Policies, Cultural Heritage, Specific Policies for the Protection, Conservation, and Stewardship of Cultural Heritage Resources, Individual Heritage Properties

Policy 608_ City Building Policies, Cultural Heritage, Archaeological Resources

Policy 609_ City Building Policies, Cultural Heritage, Archaeological Resources

Policy 616_ City Building Policies, Cultural Heritage, Archaeological Resources

Policy 617_ City Building Policies, Cultural Heritage, Archaeological 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_6. Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification

*Policy 952_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods, Site Plan Approval for Intensification Proposals, Public Site Plan Approval Process

*Policy 953_2 a.-f. and 3. 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

Policy 1682_ Our Tools, Planning and Development Controls, Site Pan Control, Public Site Plan Process

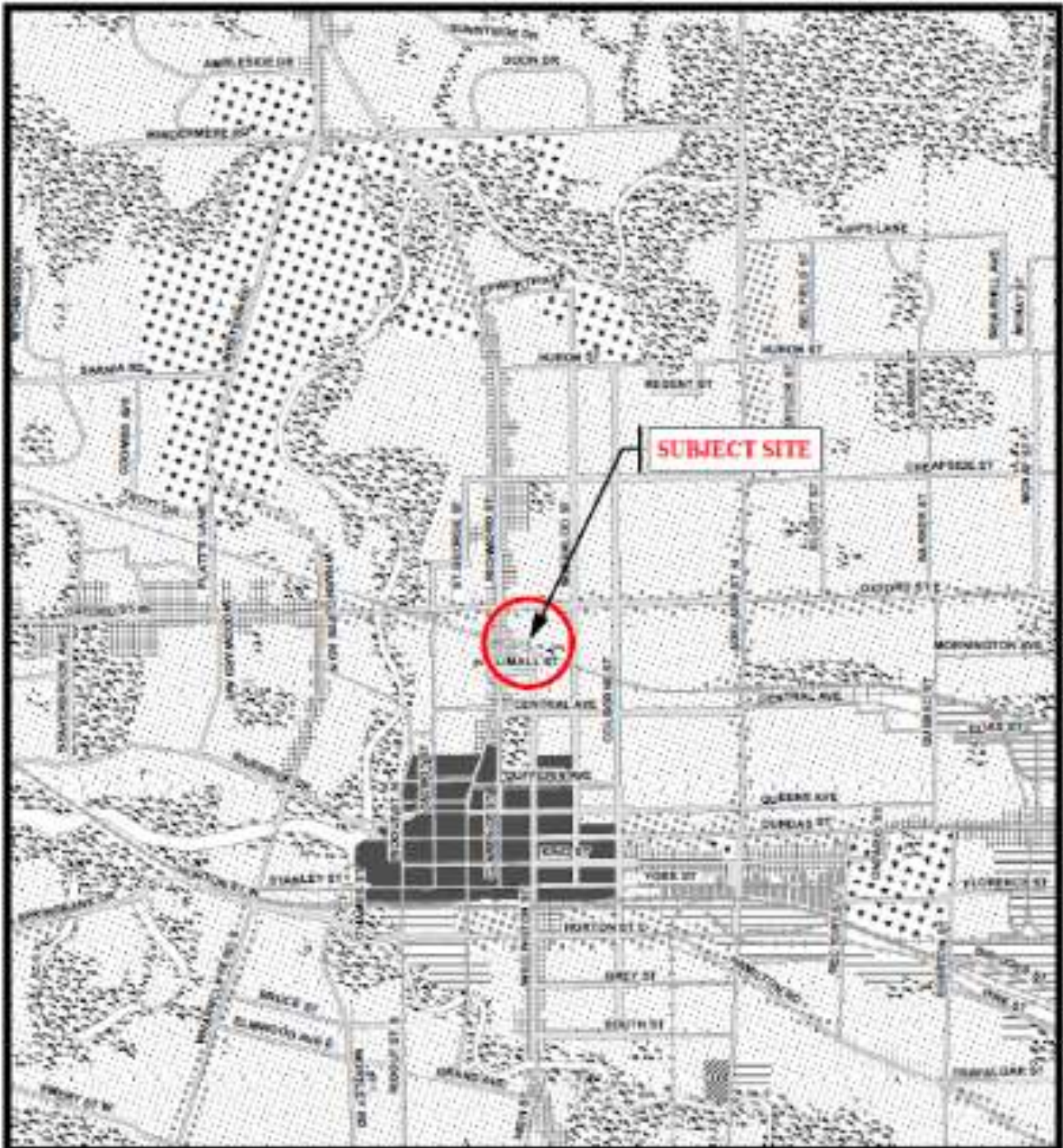
*Policy 1683_ Our Tools, Planning and Development Controls, Site Pan Control, Public Site Plan Process

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 lands are currently a 2 storey duplex. The proposed alterations are all internal. The proposed development will not impact the existing development.
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;	The use exists on a lot that has a frontage of 10.3 metres and lot area of 411m ² . The proposed is to alter the interior of the building. All yard setbacks, coverage and parking conform to the zoning by-law. The parcel of land can accommodate the proposed use.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use; and	The abutting lands to the north, south and west are commercial uses. The lands to the east are zoned Residential and permit some intensification to a maximum of 3 units through conversion or redevelopment.
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.	N/A – the proposed development is not considered to be medium density residential development or high density residential development.
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 interior alteration of the seven bedroom unit to two three bedroom units will assist in providing a diverse range of housing needs within the community.
The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;	The scale and height of the building was established as acceptable in 2001 through the zoning by-law amendment Z-6026 which permitted the construction of the existing duplex. The proposed triplex will alter the interior of the building and will not create any new impacts on the abutting uses.
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;	Landscaping of the site, buffering and the parking area will remain as existing.
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	The parking on the site is located in the rear and is accessible by an existing laneway.

<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 2 storey, 8.3 metre high building is consistent with the heights on adjacent residential properties and commercial uses and has been integrated with the abutting uses since the construction of the duplex in 2001.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>The subject lands are not located within proximity of a Natural Heritage System, and the UTRCA has no objections to the rezoning as proposed.</p>
<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;</p>	<p>The site does not contain any constraints posed by the environment.</p>
<p>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;</p>	<p>Staff is satisfied the proposed triplex is in conformity with the 1989 Official Plan and meets the general intent of the Zoning By-law. The requested Residential R3 zone includes special provisions to permit reduced frontage and lot area. The implementation of these provisions will ensure the proposed site concept plan conforms to the Zoning By-law.</p>
<p>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;</p>	<p>The applicant is proposing to maintain the existing landscaping of the duplex. The site plan shows the location of 6 parking spaces providing 2 parking spaces in tandem for each unit. No new adverse impacts will be created on the abutting uses.</p>
<p>Impacts of the proposed change on the transportation system, including transit</p>	<p>No impacts on the transportation system, including transit, are anticipated as a result of the requested zoning. The residential use of the subject lands will support public transit.</p>

Appendix C – Relevant Background

Additional Maps



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 Director's working consultation 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 indicate 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 -
 PROVIDED BY: Planning Services



File Number: Z-9222
 Planner: CO
 Technician: JTC
 Date: 2020/08/06



 COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R2-6

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

- | | |
|---|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIORS HOUSING R8 - MEDIUM DENSITY LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HG - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION AGA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OO - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE OR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL ACC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "H" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "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-9222 CS

MAP PREPARED:
 2020/08/06 JTS

1:1,500
 0 5 10 20 30 40 Meters