

## 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:** 345 Sylvan Street  
File OZ-9297  
Housing Development Corporation, London (HDC)

**Date:** Public Participation Meeting on: March 1, 2021

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application Housing Development Corporation, London (HDC) relating to the property located at 345 Sylvan Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 23, 2021 to amend The London Plan to create a specific policy area that permits low-rise apartment building up to 3-storeys within the Neighbourhoods Place Type on the subject lands located at 345 Sylvan Street;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on March 23, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** Community Facility (CF5) Zone **TO** a Residential R8 Special Provision (R8-4( )) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Screening to be achieved through the maintenance of existing perimeter trees throughout the development process, and with replacement, as needed.

## Executive Summary

### Summary of Request

The request is for approval of a proposed development of a 42-unit, three-storey apartment building, 10 metres in height.

### Purpose and the Effect of Recommended Action

The recommended by-law would apply a specific policy area under The London Plan and Residential R8 (R8-4) Zone to the site. Special provisions would include reduced vehicular parking; acknowledgement of the existing width of the lot frontage; permission for a front yard accessory structure; and a reduction in the required minimum unit size for one-bedroom units.

### Rationale of Recommended Action

1. The proposed amendments are consistent with the PPS, 2020, which provides affordable housing through an infill development;
2. The proposed amendments conform to the policies of The London Plan and implements the Key Directions of the Plan; and,
3. The proposed Zoning By-law amendment conforms to the policies of The London Plan upon approval of the recommended amendment.

## Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

This is the first Planning Act application for the subject site since the adoption of the Z.-1 Zoning By-law.

#### 1.2 Property Description

The subject site is located at the terminus of Sylvan Street in the interior of the residential neighbourhood. The property is 0.57 hectares in size, approximately 63 metres deep and 85 metres across. The property is an irregular rectangle with the western property limit jogging to reflect historic lot patterns. The existing two-storey building is in the process of demolition with notice provided to that effect on February 1, 2021. The property is ringed with deciduous trees along its perimeter.

#### 1.3 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – Community Facility (CF5) Zone

#### 1.4 Site Characteristics

- Current Land Use – undeveloped
- Frontage – 20 metres
- Depth – 63 metres
- Area – 0.567 hectares
- Shape – Irregular rectangle

#### 1.5 Surrounding Land Uses

- North – low-rise apartment building
- East – single detached house
- South – single and semi-detached houses
- West – fourplex and single-detached houses

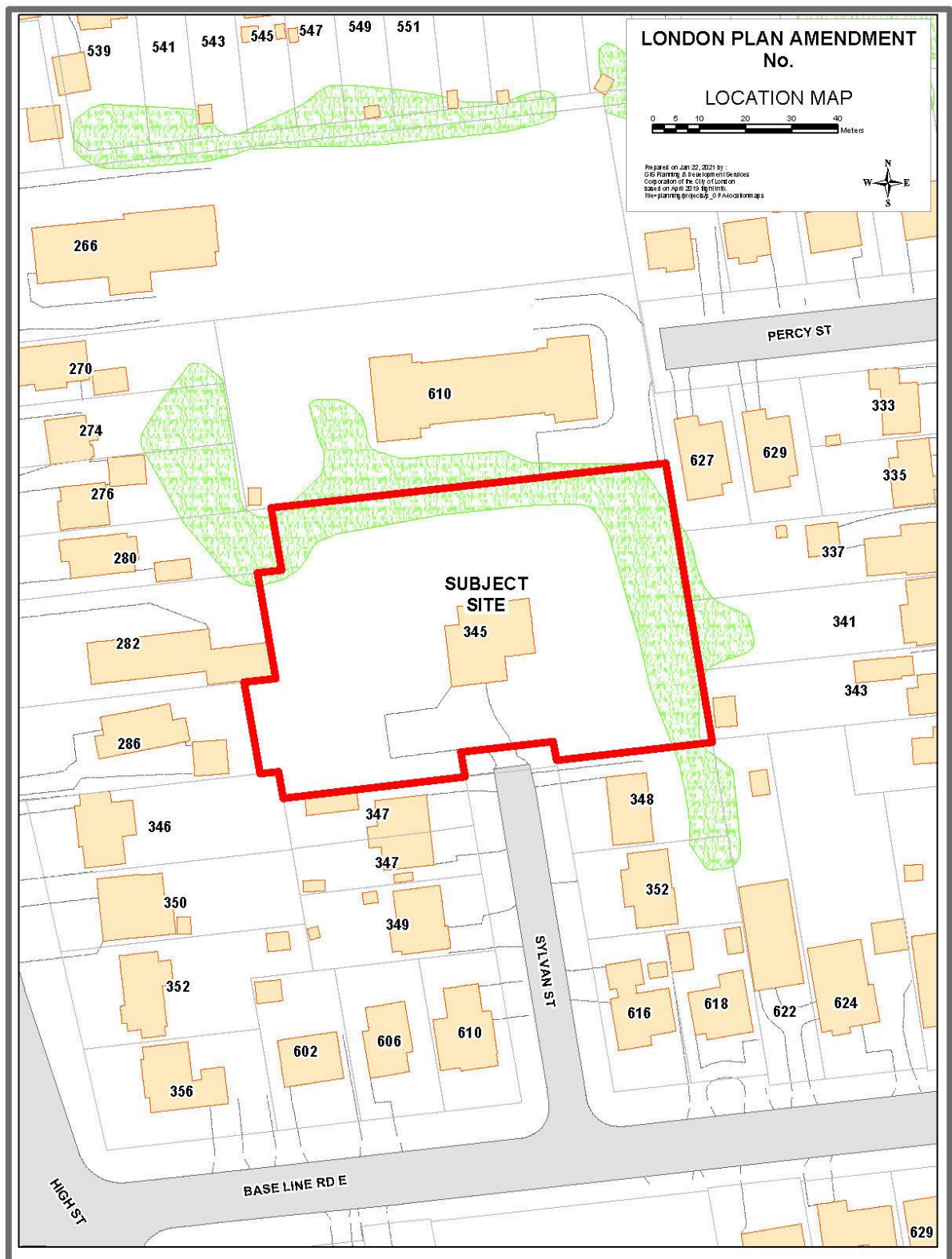
#### 1.6 Intensification (identify proposed number of units)

- The proposal would provide 42 dwelling units within the Primary Transit Area.

#### 1.7 Additional Information

- An Archaeological Assessment has been provided to support this application and archaeological conditions are cleared (refer to Appendix C)
- A Heritage Impact Assessment has been accepted to support this application (refer to Appendix C)

## 1.8 Location Map



## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The proposed development is a 42-unit, three-storey apartment building, 10 metres in height. The proposed density is 75 units per hectare (uph) based on a 0.567 hectare lot area. The proposed units are one-bedroom apartment units with a minimum 41 square metres in floor area. The building location is proposed toward the rear of the lot with the two wings of the building extending parallel to the north and west property limits. The proposed apartment building amenities include common-use multi-purpose amenity space with direct access to outdoor amenity areas; two building office spaces; two accessible laundry rooms; and, a hydraulic lift elevator.

The vehicular existing entrance from Sylvan Street will be maintained for use of the new development. A paratransit access layby at the entrance with a loading pad is proposed. The development relies on 22 vehicular parking spaces including three accessible spaces located close to the entrance in accordance with the requirements of the Site Plan Control By-law. Bicycle parking is proposed to be located in a dedicated room within the building for 22 spaces and a minimum of 10 bicycle parking spaces is proposed in an outdoor sheltered and secured accessory structure.

The proposal includes a landscaped outdoor amenity area, which comprises approximately 65% of the lot area. The landscaped areas will provide opportunities for passive and active recreation for the residents including a community picnic shelter, tenant-use community garden, outdoor seating area, and two active recreation playing areas. Existing mature trees are proposed for retention, located around the perimeter of the property, and provides a visual screen in addition to existing and proposed privacy fencing.

### Site Concept Plan:



### 2.2 Requested Amendment – The London Plan

An amendment to The London Plan is required at this location to permit the low-rise apartment building use at a height of 3-storeys. Under the Neighbourhoods Place Type policies, the development form would be limited to townhomes as a form and a maximum of 2.5 storeys in height.

The specific requested amendment is as follows:

1. For the property at 345 Sylvan Street a three-storey, 42-unit affordable rental apartment building may be permitted.

2. Map 7 – Specific Policy Areas shall be amended by adding the property at 345 Sylvan Street.

The appropriate implementation mechanism would be to add a specific policy to the Neighbourhood Place Type and amend Map 7 of The London Plan to permit a low-rise apartment building up to 3-storeys at this location.

### **2.3 Requested Amendment – Zoning**

The possible amendment to the Z.-1 Zoning By-law is for a Residential R8 Special Provision (R8-4(\_)) Zone. This Zone would permit a variety of multi-family housing types to a maximum density of 75 units per hectare, specifically: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; and, Continuum-of-care facilities. The proposal relies on a number of special provisions. A lot frontage of 20 metres (where 30 metres would otherwise be required) is requested to account for the existing property frontage. A parking reduction for 22 vehicular parking spaces where 53 would otherwise be required (at a rate of 0.5 per unit rather than 1.25). A special provision to allow an accessory structure in the front yard (for bicycle parking storage) which would otherwise not be permitted subject to 4.1.4 of the Zoning By-law. Finally a minimum unit size of 41 square metres for one-bedroom units is requested whereas 47 square metres would otherwise be required.

### **2.4 Community Engagement (see more detail in Appendix B)**

One comment was received to the completion of this report. The community member indicated they were generally opposed to the project but would support screening and other mitigative measures were it approved. They indicated concerns related to parking overflow given the reduction in vehicular parking proposed and encouraged efforts to address bicycle theft in the area.

### **2.5 Policy Context (see more detail in Appendix C)**

*Provincial Policy Statement (2020)*

Redevelopment through infill and intensification, specifically, affordable housing, is a stated aim of the Provincial Policy Statement (2020). Policies that guide the review of this development include:

*1.1.1 Healthy, liveable and safe communities are sustained by:  
b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)*

*1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:  
b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

*b) permitting and facilitating:  
1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;*

*2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

Taken together these policies provide strong support for infill development which could promote and support affordable housing options in a variety of forms.

### *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 is guided by Key Directions that set the framework for the Plan and guide the creation and review of the subsequent policies. Key Direction 1.13 indicates that the City, through its planning, is committed to “invest in, and promote, affordable housing to revitalize neighbourhoods and ensure housing for all Londoners.” This context undergirds the remainder of the policies within the plan.

On housing, the Plan provides policy in terms of what elements should be included in development intended to meet affordable goals. Policy 513 speaks to developments similar to the one under consideration through the application.

*513\_ Residential developments that offer innovative design features, construction techniques, or tenure arrangements, which broaden the range of available housing alternatives, will be encouraged.*

This policy indicates that when considering affordable housing arrangements context should not be interpreted simply as a matching of existing housing forms in neighbourhoods and that new arrangements should be expected.

The policy context also includes those policies that speak more specifically to the siting of development and relationships of scale and form within a neighbourhood context. The range of uses and intensities for residential development within the Neighbourhoods Place Type are guided by Table 10 and 11\*, with the interpretation thereof guided by policy 919.

- 2. The range of uses that may be permitted on a property, and the intensity of development that may be allowed, will be directly related to the classification of street onto which the property has frontage...*
- 3. In conformity with Tables 10 to 12 properties fronting onto major streets may allow for a broader range of uses and more intense forms of development than those fronting onto minor streets.*
- 4. In conformity with Tables 10 to 12 if a property is located at the intersection of two streets, the range of permitted uses may broaden further and the intensity of development that is permitted may increase.*

This context setting policy, directs that intensity and development scale should increase with high order streets and intersections. A direct review of specific policies and their application to the proposal is provided in section 4.0 below.

## **2.6 Housing Stability Action Plan 2019-2024**

Council adopted the Housing Stability Action Plan 2019-2024 early in 2020. The Plan identifies a minimum 3,000 new affordable housing units are needed in London to meet current and potential future needs. Based on most recent data, the current vacancy rate in the rental market is 3.2% meaning there is little available rental housing stock that is affordable.



More than 300 additional affordable rental housing units are needed each year to close the gap. In the City of London, 14% of Londoners are in Core Housing Need and the City is ranked fourth nationally for individuals and families living within Core Housing Need.

### **3.0 Financial Impact/Considerations**

There are no direct financial expenditures associated with this report.

### **4.0 Key Issues and Considerations**

#### **4.1 Use**

The first consideration is whether a low-rise apartment building is an appropriate use for the subject site given its location.

The Provincial Policy Statement directs growth and development to settlement areas. 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 including those in need of affordable housing units (Policy 1.4.3.b). The Provincial Policy statement is broadly supportive of the use at its location within the City.

The London Plan provides guidance on locating residential uses within the Neighbourhoods Place Type. The Vision for the Place Type includes (916) “a diversity of housing choices allowing for affordability,” which establishes the objective of providing the full range of housing types within neighbourhoods. The approach is further detailed in 918 where the implementing approach includes:

- 2. Neighbourhoods will be planned for diversity and mix and should avoid the broad segregation of different housing types, intensities, and forms.*
- 3. Affordable housing will be planned for, and integrated into, all neighbourhoods.*
- 4. Housing forms will be encouraged that support the development of residential facilities that meet the housing needs of persons requiring special care.*

Under these policies the expectation is that low-rise apartment building are to be expected within neighbourhoods, including affordable housing projects.

Within the Neighbourhoods Place Type guidance is provided with regards to situating residential types of development relative to the street classification. 345 Sylvan Street would be permitted townhouse and two-unit forms permitted as the base permission throughout the Neighbourhoods Place Type. This policy presumes an existing development pattern made up predominantly of single-detached homes where multi-unit forms represent a new form and increase in units use relative to their neighbours. In the immediate vicinity of 345 Sylvan this would not be the case. 345 Sylvan Street shares borders of a fourplex to the west, a semi-detached to the south and a 3-storey apartment building to the north. In this context a 3-storey apartment is not out of place in the neighbourhood and its impact would be mitigable.

A specific policy area within the Neighbourhoods Place Type is recommended to allow for the Low-rise apartment use on the subject property subject to the Zoning regulations and Site Plan considerations discussed below.

#### **4.2 Intensity**

Intensity is guided by policies on height and through the associated zoning regulation with regards to density. The proposal is relatively standard in terms of infill development at 75 units per hectare, as proposed.

The requested zone is a Residential R8-4 Zone that would permit a residential density of up to 75 units per hectare while also permitting the low-rise apartment use. A Residential R8-3 Zone which permits up to 65 units per hectare is permitted and developed at 601 Percy Street to the rear of the subject site. Within the 120 metre standard notification radius of the subject site three other low-rise apartment buildings (in addition to 601 Percy Street) were circulated. The building at 635 Base Line Road East is 2.5 storeys tall, with the two buildings at 309 and 311 Wellington Court being 5-storey each. The neighbourhood has demonstrated that low-rise apartment building, similar to the type proposed, can be accommodated within the neighbourhood and the proposal would not be a unique use within the context and character of the existing residential neighbourhood.

The Residential R8-4 Zone is recommended for the site to provide for a low-rise apartment building on the subject lands.

#### **4.3 Form**

The London Plan provides guidance on compatibility and fit with regards to form through policy 953. The applicant has provided a concept for review (Site Concept Plan provided above) which allows for some analysis of the anticipated form and its relationship to the neighbourhood.

The site layout proposed locates the proposed building toward the rear of the site locating it adjacent the existing apartment building neighbour so that neither building (both being 3-storeys) would overlook the other. The access arrangement proposed is the same as the existing use and maintains the historical arrangement for the street. Landscaping to be provided includes the retention of significant existing trees that would screen the proposal providing privacy for both residents and neighbours. The Building's entrance is oriented directly to Sylvan and uses the existing access to reduce new impacts on the neighbourhood.

The applicant has requested a Residential R8-4 Zone to implement the form and intensity proposed. This zone provides greater density than the Residential R8-3 Zone applied at neighbouring 610 Percy St and 309-311 Wellington Court whilst maintaining the same height regulation of 13.0 metres. It should be noted that the proposal is 10 metres in height and 3-storey, which is the same as its neighbour at 610 Percy St and two-storeys less than the two buildings at 309-311 Wellington Court. Given the proposal for a reduced unit size, the additional 10 u.p.h. density (75 u.p.h. for R8-4 compared to 65 u.p.h. for R8-3) can be accommodated in reduced massing limiting the apparent scale of the development and keeping it in character with existing development in the area.

The Residential R8-4 Zone is recommended for the site to provide for a low-rise apartment building of no more than 13.0 metres in height. Through the site plan process the Site Plan Approval Authority is requested to consider vegetated landscape screening be maintained and/or provided between the development and existing residential developments.

#### **4.3 Dwelling Unit Size**

The applicant has requested a dwelling unit size of 41 square metres for one-bedroom units within the building whereas 47 square metres would be required under the Zoning by-law without special provision. Section 4.6.2 c) of the By-law regulates minimum dwelling size requiring that: "any other dwelling unit [apart from single-detached and converted dwellings is] 37 square metres (398 square feet) for a bachelor dwelling unit plus an additional 10.0 square metres (108 square feet) for each bedroom. This regulation requires a minimum of 47 square metres for a one-bedroom unit and 57 square metres for a two-bedroom unit.

The targeted household for a one-bedroom and bachelor units is single or couples whereas the additional privacy afforded by a second bedroom indicates a unit targeted



at family or room-mate arrangements. As both one-bedroom and bachelor forms target single or two-person households the distinction between the two is one of layout. Whereas with multi-bedroom households, and units targeted to them, additional space is an understandable requirement to account for the extra space and walls. Therefore the distinction between bachelor and one-bedroom is not the same as other increases in bedroom count when determining unit size and anticipated occupancy. The requested special provision for one-bedroom units is greater than the minimum size required by regulation of 37 square metres for bachelor units and in keeping with unit size standards for the anticipated number of occupants. This size is in accordance with relevant Ontario Building Code requirements.

A special provision to permit to one-bedroom units of 41 square metres is recommended to support the development as proposed given the similarity of unit type between one-bedroom and bachelor units.

#### **4.5 Parking**

The applicant has requested a parking reduction to 0.5 spaces per unit from the 1.25 spaces per unit that would be required under the un-modified by-law. This would allow for the provision of 22 parking spaces rather than 53 spaces. The applicant provided a parking study completed by F. R. Berry & Associates to support this regulation. F. R. Berry & Associates note that given the specific users: "vehicle ownership is not likely to be a priority for prospective tenants." The report goes on to note that in other similar examples 0.24 spaces per unit has been recorded as the parking take-up rate, and 0.5 doubles that requirement. The report concludes that the proposed parking: "is consistent with standards and experience for similar uses."

A parking ratio of 0.5 spaces per unit is recommended as a special provision.

#### **4.6 Location of Accessory Structures**

The applicant has provided a concept plan for review that includes an accessory structure for bicycle parking in the front yard and requested a special provision to permit accessory structures within the front yard.

The Zoning By-law in Section 4.1 regulates the size and location of accessory structures. The regulation requires that within residential zones, accessory structures are located in rear or interior side yards. The concept plan for this proposal at 345 Sylvan Street relies on structured bicycle parking in the front yard and a building situated towards the back of the lot. Locating a bicycle parking structure is in keeping with the Site Plan Control By-law which encourages site designs where bicycle parking is provided in locations with high visibility to prevent theft. The prevention of bicycle theft is a concern that has been echoed in public comments received. Site design refinements that would locate bicycle parking outside of the front yard would result in less secure bicycle parking and relatively discourage bicycle usage in contravention of The London Plan policies to encourage active transportation (Policy 313).

A special provision is recommended to allow an accessory structure in the front yard for bicycle parking given the anticipated position of the building and requirement for structured bicycle parking to meet the Zoning By-law requirements. So as to prevent superfluous and unnecessary accessory structure detracting from the public realm the special provision, as recommended, specifies that only accessory structure to be used for bicycle parking should be permitted in the front yard.

#### **4.7 Lot Frontage**

The applicant has requested a lot frontage of 20 metres whereas 30 metres would be required by the Zone without special provision. The property is located at the terminus of Sylvan Street where the maximum achievable frontage is the 20 metres existing for the site and requested as the amendment. A concept plan provided by the applicant

and reviewed through this application shows the existing frontage can accommodate that access and servicing requirements of the site.

Given the development can function with the existing 20 metres frontage it is recommended that a special provision to permit a lot frontage of 20 metres is included to permit development with the existing lot configuration.

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

#### **4.8 Site Plan Considerations**

Site Plan considerations include such things as landscaping, parking location, lighting, garbage and recycling. The proposed recommendation includes direction to the Site Plan Approval Authority on screening landscaping. Additional considerations for Site Plan matters can be addressed in this matter.

## **Conclusion**

Significant Provincial and Municipal policy support the provision of affordable housing throughout the City. The location of low-rise apartment building within a neighbourhood accustomed to the use. The Zoning proposed includes special provisions to account for the existing frontage, permit an accessory structure for bicycle parking in the front yard; and reduce the amount of vehicular parking. The special provisions together allow for increased landscaping and screening to mitigate the impacts on neighbours, and provides for affordable housing in an appropriate form and location as proposed by the applicant.

**Prepared by:** Leif Maitland, Site Development Planner, Development Services  
**Recommended by:** Paul Yeoman, RPP, PLE, Director, Development Services  
**Submitted by:** George Kotsifas, P.ENG, 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: Michael Pease, MCIP, RPP, Manager, Development Planning

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2021

By-law No. C.P.-1284-

A by-law to amend The London Plan for the City of London, 2016 relating to relating to 345 Sylvan Street.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on March 23, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021

**AMENDMENT NO.  
to the  
THE LONDON PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is: The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of The London Plan to permit a low-rise apartment building within the Neighbourhoods Place Type having a maximum height of 3-storeys.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 345 Sylvan Street in the City of London.

**C. BASIS OF THE AMENDMENT**

1. This Amendment conforms to the policies of the Provincial Policy Statement, 2020.
2. The Amendment implements the Key Directions of The London Plan
3. The Amendment is in keeping with the policy framework as set out in The London Plan

**D. THE AMENDMENT**

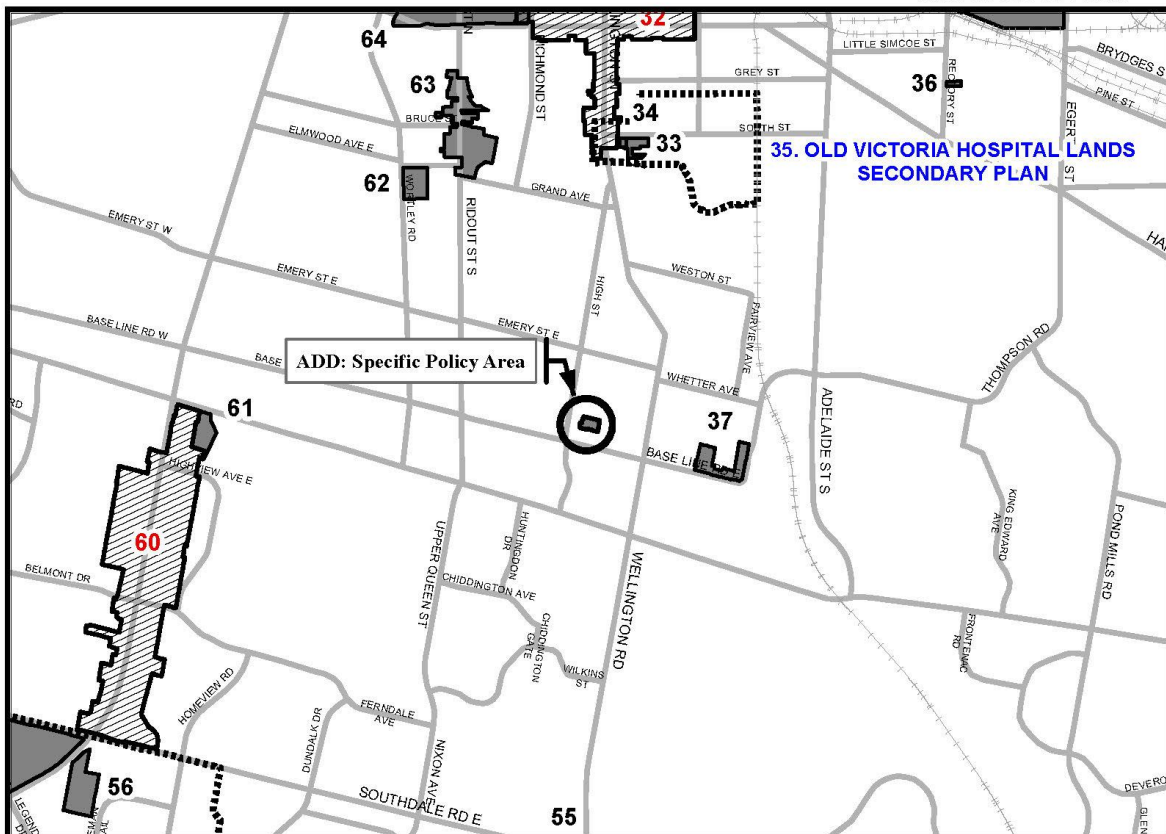
The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:  

( ) In the Neighbourhoods Type at 345 Sylvan Street a low-rise apartment building up to 3-storeys may be permitted.
2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for those lands located at 345 Sylvan Street in the City of London, as indicated on “Schedule 1” attached hereto.

SCHEDULE 1

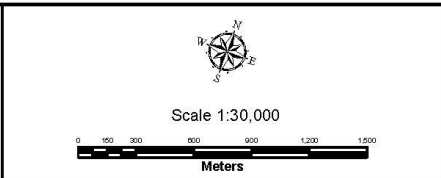
AMENDMENT NO:



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 1  
TO  
THE LONDON PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Planning Services



FILE NUMBER: OZ-9297  
PLANNER: LM  
TECHNICIAN: rc  
DATE: 1/22/2021

## Appendix "B"

Bill No.(number to be inserted by Clerk's Office)  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 345  
Sylvan Street:

WHEREAS Housing Development Corporation, London (HDC) applied to  
rezone an area of land located at 345 Sylvan Street, 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 345 Sylvan Street, as shown on the attached map, from Community  
Facility (CF5) Zone to a Residential R8 Special Provision (R8-4( )) Zone.
- 2) Section Number 12.3 of the Residential R8 (R8-4) Zone is amended by adding the  
following Special Provision:

_)	R8-4( )	345 Sylvan Street
	a)	Regulation[s]
	i)	Frontage (min) 20.0m
	ii)	Parking (min) 0.5 spaces per unit
	iii)	Dwelling unit size (min) Notwithstanding 4.6 of this by-law the minimum required size for a one-bedroom dwelling unit shall be 41.0 square metres.
	iv)	Accessory Structures Notwithstanding 4.1 of this by-law accessory structures may be permitted in the front yard to provide long-term bicycle parking.

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 March 23, 2021

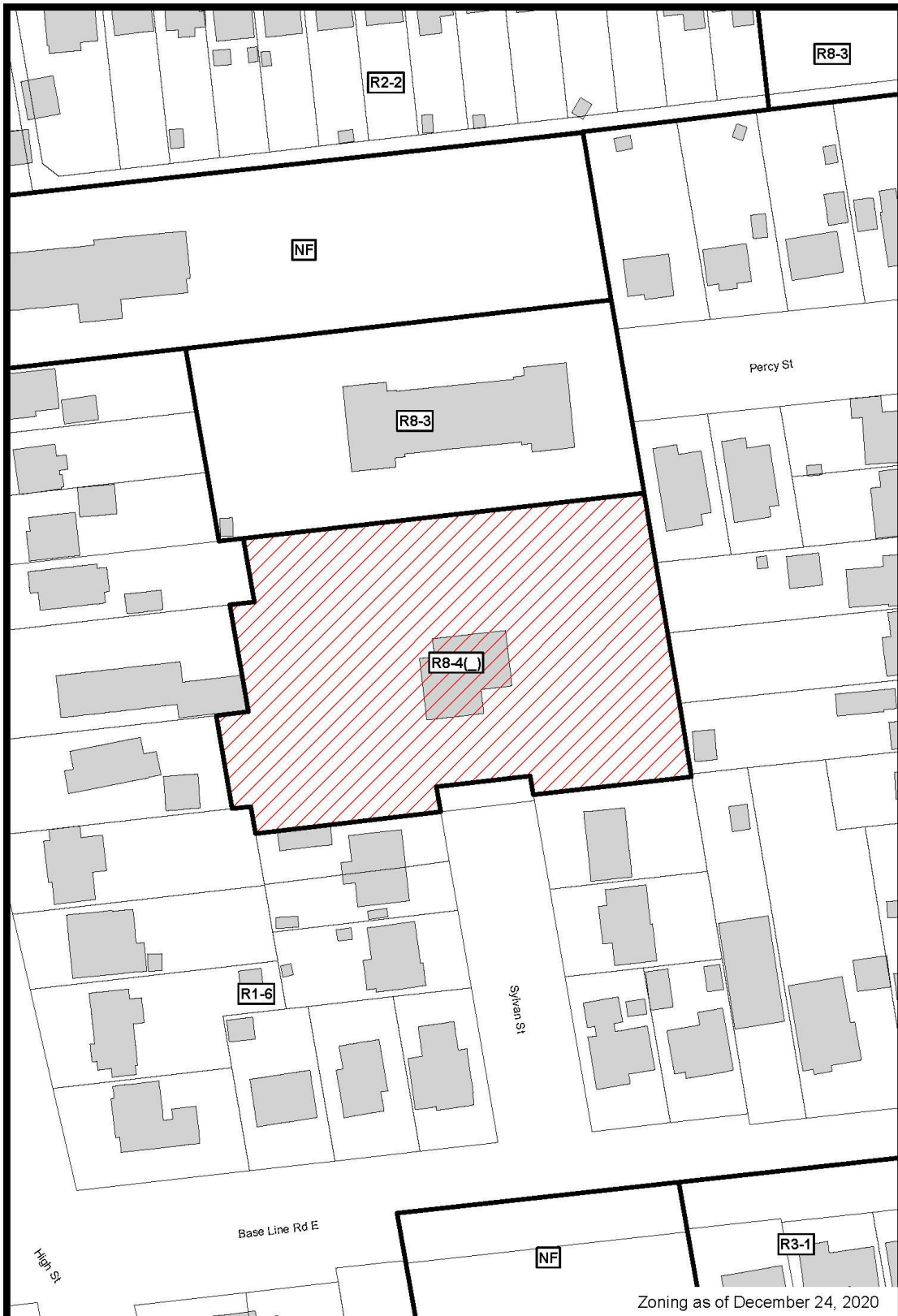


Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021

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



File Number: OZ-9297  
Planner: LM  
Date Prepared: 2021/01/22  
Technician: rc  
By-Law No: Z-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On January 21, 2021, Notice of Application was sent to 299 residents and 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 21, 2021. A “Planning Application” sign was also posted on the site.

2 replies were received

**Nature of Liaison:** 345 Sylvan Street – The purpose and effect of this Official Plan and Zoning By-law is to permit a 10.0m (3-storey) apartment building with 42 apartments, 32 bicycle and 22 vehicular parking spaces. Possible amendment to The London Plan to include permission for a low-rise apartment form at this location. Possible change to Zoning By-law Z.-1 FROM a Community Facility (CF5) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone to permit a 42-unit low rise apartment up to 13.0m in height. Special provisions requested to permit include: a lot frontage of 20m where 30m would otherwise be required; 22 vehicular parking spaces where 53 would otherwise be required; an accessory structure in the front yard (for bicycle parking) which would otherwise not be permitted; and, a minimum unit size of 41 square metres whereas 47 square metres would otherwise be required for one-bedroom units. File: OZ-9297  
Planner: L. Maitland.

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

**Concern for:**

- Overflow parking affecting the usability of Sylvan Street and access for residents of Sylvan Street.
- Efforts to control bicycle theft through site design given a history of bicycle theft in the are.
- Opposition to the development, noting that efforts should be made to mitigate through screening and other design measures should it be approved.

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

Telephone	Written
Robert Wilkie 347B Sylvan Street	

## Agency/Departmental Comments

**London Hydro:** Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory.

**Heritage – L. Dent:** This memo is to confirm that I have reviewed the following and find the report's (analysis, conclusions and recommendations) to be sufficient to fulfill the heritage impact assessment requirements for (OZ-9297):

- Timmins Martelle Heritage Consultants Inc. (2020, December). Heritage Impact Assessment, 345 Sylvan Street, London, ON.

Key approaches to the proposed development that support the cultural heritage value or interest (CHVI) of 286 High Street include: 1) the adjacent heritage property at 286 High Street will be untouched; 2) current views between the subject property and the heritage property are largely obstructed by vegetation; and, 3) the development will involve landscaping throughout the subject property to facilitate ongoing privacy between the property and the surrounding area. (p23)

Please be advised that heritage planning staff recognizes the conclusion of the report that states that: "[t]he proposed development at 345 Sylvan Street will not cause a negative impact to any heritage attributes or features of the adjacent recognized heritage property. No mitigation measures have been recommended." (p3)

Based on the review of the HIA, heritage staff is satisfied that there will be no adverse impacts to the adjacent LISTED property at 286 High Street as a result of development at 345 Sylvan Street. It has been sufficiently demonstrated that significant heritage attributes will be conserved, and the HIA can be accepted to meet heritage requirements for (OZ-9297).

**Archaeology – L. Dent:** This memo is to confirm that I have reviewed the following and find the report's (analysis, conclusions, and recommendations) to be sufficient to fulfill the archaeological assessment requirements for the application (OZ-9297):

- Timmins Martelle Heritage Consultants Inc. Stage 1 and 2 Archaeological Assessment 345 Sylvan Street [...] City of London, Middlesex County, ON (PIF #: P1048-0012-2020) October 2020.

Please be advised that heritage planning staff recognizes the conclusion of the report that states that "[t]he Stage 2 assessment did not result in the documentation of archaeological resources. As such, the subject property should be considered free of archaeological concern and no further assessment work is recommended." (p 22)

An Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) archaeological assessment compliance letter has also been received, dated Dec 14, 2020 (MHSTCI Project Information Form Number P1048-0012-2020, MHSTCI File Number 0013440).

Archaeological conditions can be considered satisfied for this application.

## 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:

The Provincial Policy Statement, 2020

- 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
  - 1.1.3 Settlement Areas
- 1.4 Housing

The London Plan

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Table 10

Table 11

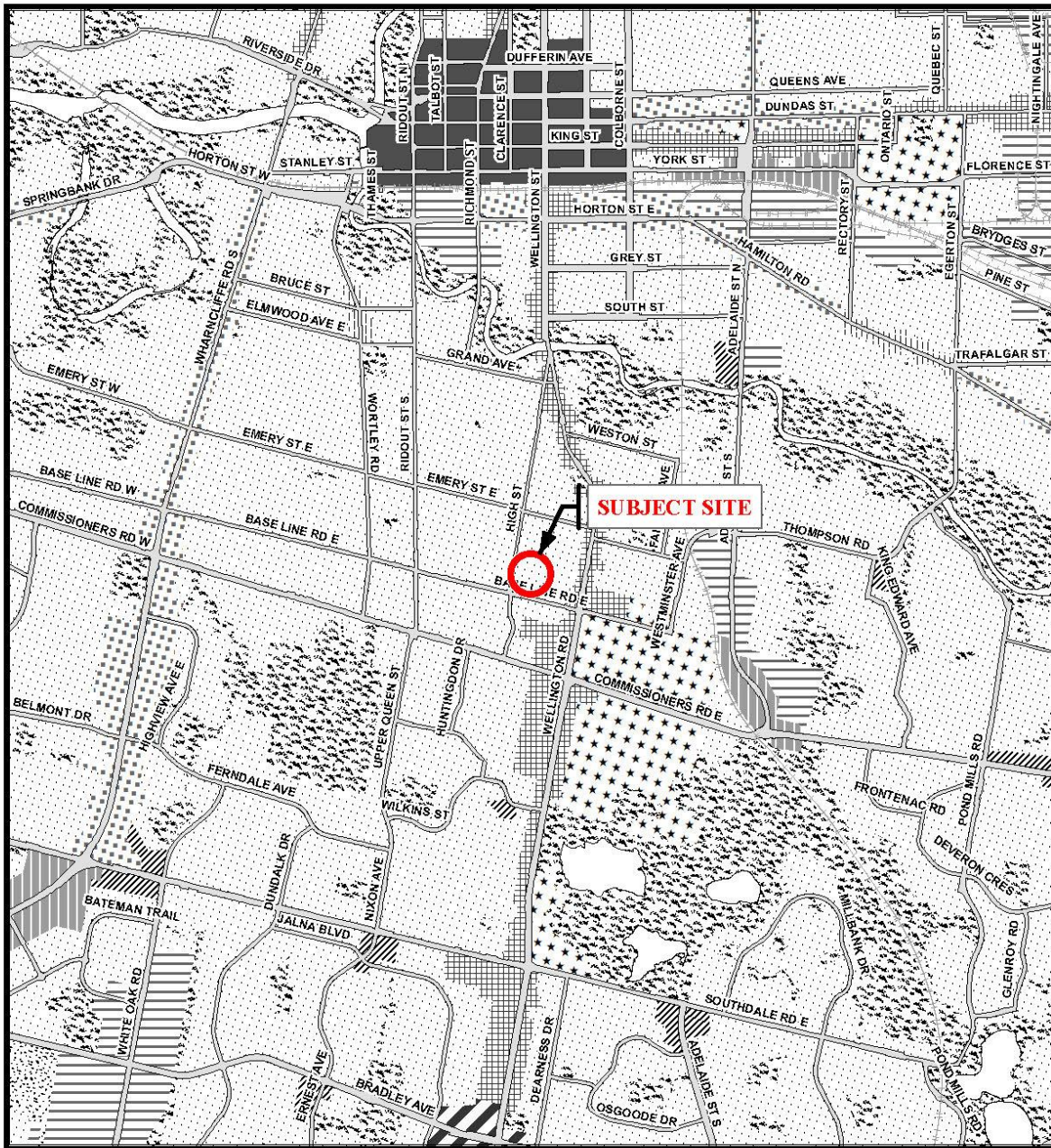
1578

Housing Stability Action Plan 2019-2024



# Appendix D – 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 Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

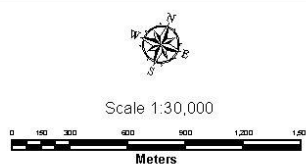
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

### CITY OF LONDON

Planning Services /  
Development Services

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



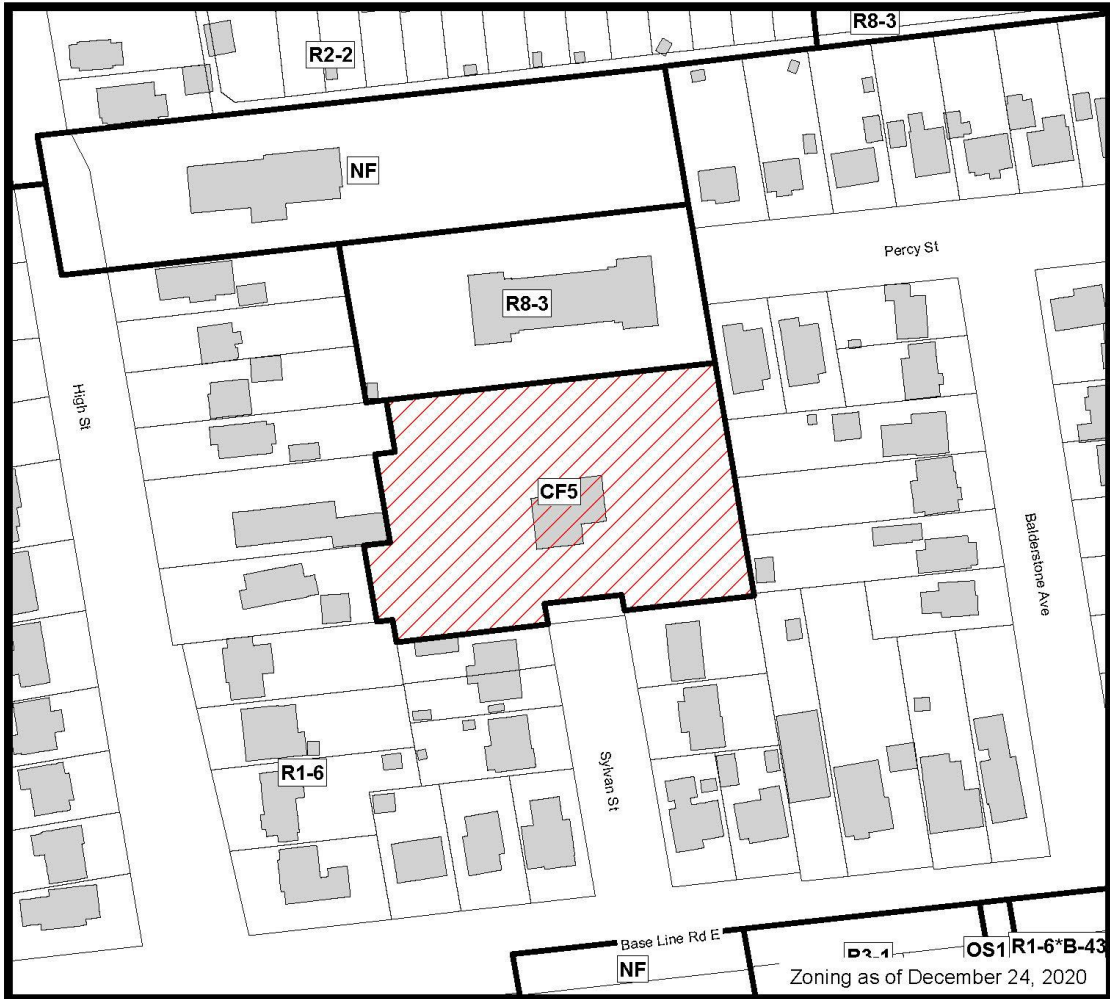
**File Number:** OZ-9297

**Planner:** LM

**Technician:** RC

**Date:** January 22, 2021





**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- 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 - SENIOR'S 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
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - 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
- AGC - 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**



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

FILE NO:

OZ-9297

LM

MAP PREPARED:

2021/01/22

RC

1:1,500

0 5 10 20 30 40

Meters

## **Additional Reports**

December 15, 2020 - Community and Protective Services Committee: *345 Sylvan Street and Stabilization Space Update*

December 3, 2019 – CPSC: *Municipal Council Approval Of The Housing Stability Plan 2019 to 2024 as Required Under The Housing Services Act, 2011*

November 26, 2019 – Council: *Property Acquisition – 345 Sylvan Street*

November 18, 2013 – CHLC: *Homeless Prevention and Housing Plan 2010 – 2024*