



# 101 MEADOWLILY ROAD SOUTH

Councillor Update Meetings

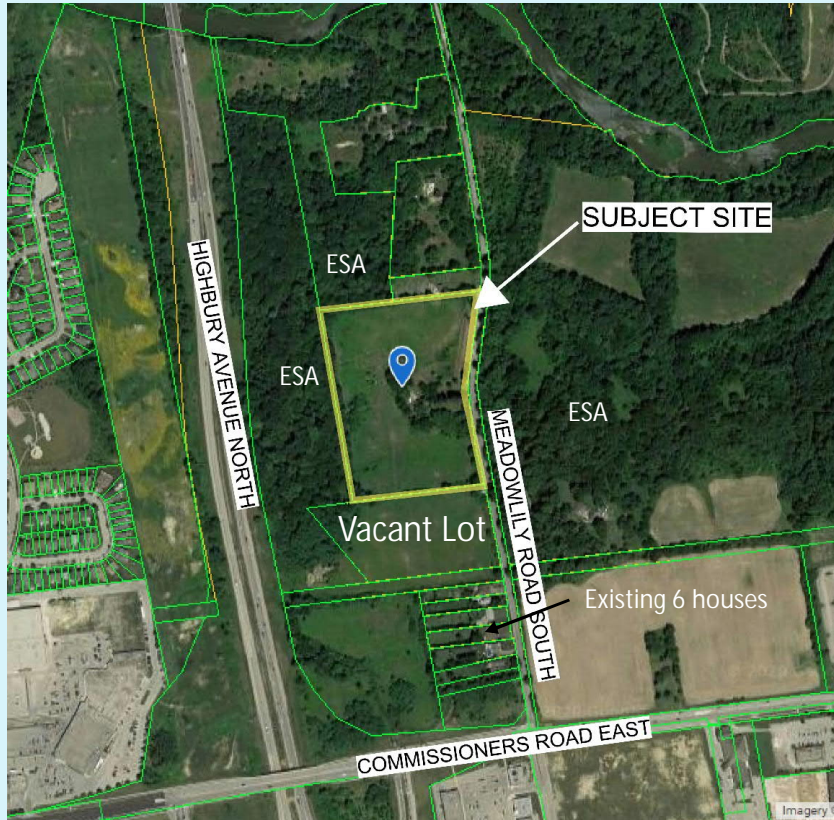
April 2021

**DILLON**  
CONSULTING





# Meeting Focus



Based on outcome of the Planning and Environment Committee (PEC) that was held on March 29, 2021, we have prepared this presentation to provide additional insight on the following items:

1. The Proposed Development – Changes as a result of the public comments received.
2. Planning Policy – How does the development comply?
3. Density Concerns – Low versus Medium.
4. Buffers – Enhanced size compared to similar developments that have been recently approved, abutting Meadowlily Woods ESA.
5. Enhanced Landscaping - Renderings detail buffering and increased plantings provided along Meadowlily Road South.
6. Trees Planted – New plantings proposed are greater than what will be removed.

The Developer has gone above and beyond what is typically required. They have undertaken extensive public consultation including 3 privately held virtual Public Information Sessions, listening and working with the local residents and incorporating as many mitigation measures as possible, over and above what was required under the Planning Act.

# Enhancements Made as a Result of the October PEC Meeting.

Days prior to the October of 2020 PEC, we received comments from the City regarding the proposed 3 storey unit types not being permitted as well as other comments from the public. In order to thoroughly review those comments we requested a deferral so that we could carefully address each comment to the best of our abilities. As a result, the following aspects of the subdivision design and application package were amended:

1. The townhomes were changed from four-plex stacked units to row style housing with the total number of units decreased by 1, for a total of 88 units.
2. The design and appearance of the townhome units were changed not only to meet the 2.5 storey by-law requirement but also updated based on dialogue with the City of London Urban Design staff to address comments received.
3. Direct driveway access was removed for all townhomes along Meadowlily Road South and redesigned onto the internal private road. Two access points remain from the private roads, as required for emergency access.
4. The proposed landscaping was updated to provide more than 1 tree per unit, with additional enhanced setbacks along Meadowlily Road South to provide increased landscaping and separation from the development. The total number of trees and/or shrubs proposed under the current proposal is 445 with species selected to align with native species wherever feasible.
5. Even though under the previous alternative that went to PEC in October we met the parking requirements, while not required, we increased the number of private parking spaces within the development to 31 spaces.
6. The Developers with the City for approval to reduce the speed limit on Meadowlily Road South to 40km/h to address existing safety concerns brought forward. Our sight line analysis was also updated, identifying that minimal tree trimming is required along the right of way, however NOT within the ESA.
7. The Developers worked with the local residents and submitted a request to the City addressing the existing on street parking and safety concerns identified by the neighbours.
8. The Developer agreed to provide and include informational ESA signage and brochures to future residents, as requested by EEPAC.
9. The Developers with the City to ensure the current servicing option complies with City and Ministry requirement, and will not have any adverse impacts on the surrounding landscape or infrastructure.

# How The Development Complies With Planning Policies - Provincial Policy Statement

The Proposed Development conforms to the policies of the PPS (2020), including Policies 1.1.1, 1.1.2, 1.1.3, 1.2.6, 1.4, 1.5, 1.6, 1.6.6, 1.6.7, 1.8, 2.1, and 3.1.

- Specifically:
- The proposed development meets the intent by providing additional, multi-price point housing units with a range and mix of housing types and tenures that will be connected to existing infrastructure located in the vicinity of the development.
  - The proposed private housing development encourages the use of underutilized lands, by proposing a land use that can exist in harmony with the surrounding land uses while creating opportunities for increased municipal taxes.
  - The site is located near commercial uses, parks and schools, as well as in the vicinity of transit routes, and will also provide opportunities for residents of all abilities to access other areas of the City of London.
  - The proposed development observes and respects the existing ESA boundary and provides a significant sized buffer and setback to allow for the protection and enhancement of Highbury Woods and the Meadowlily Woods ESA surrounding the property. This allows for the redevelopment of an already residential land for a mix of housing types.

# How The Development Complies With Planning Policies - The London Plan

## The London Plan

- The subject lands are presently designated 'Neighbourhood Place Type'. The permitted uses on a local street in the Neighbourhood Place Type includes:
  - Single-detached dwellings, Semi-detached dwellings, Duplexes, Converted dwellings, Townhouses, secondary suites, Home occupations; and Group homes.
- The subject site is located on a street that is designated as a 'Neighbourhood Street' in the Neighbourhood Place Type which also permit single detached, semi-detached, and row townhouse units. The proposed development meets the intent of the Neighbourhood policies of the London Plan.
- Related policies to the London Plan (2016) include:
  - Policies 55-62, relating to Key Directions;
  - Policies 166-173, relating to Growth Servicing and Financing Growth Servicing;
  - Policies 194-220, relating to City Building Policies;
  - Policies 307-391, relating to Mobility;
  - Policies 916-974, relating to Neighbourhoods Place Type;
  - Policies 1299-1441, relating to Natural Heritage; and
  - Policies 1576-1633, relating to Tools for Planning and Development Applications.
- The planned character of the development meets the intent of the policies in the Neighbourhood Place Type which permits low rise, low density forms of development such as the proposed cluster housing. The site layout has also been designed in a manner which will mitigate impacts on adjacent lands.
- The London Plan also identifies how residential intensification can occur and identifies that residential intensification is fundamentally important in achieving the vision and key directions of The London Plan. Administration has even identified that the proposed development is considered in keeping with the intensification policies by providing opportunities to age in place, a diversity of built form, affordability, vibrancy, and the effective use of land in the area.
- There was a significant number of comments related to the rural aspect of the road and the desire to maintain this. It should be noted that this area is within the urban boundary and has been identified for urban, residential redevelopment. There are areas within London that are designated Rural Residential, which are to be designed for larger, rural properties and housing styles, however they are located outside of the urban boundary, to the south and west of the 401.
- Many comments noted that the homes along Meadowlily have a rural character to them, however upon visiting the road again, it was identified that this is not necessarily the case.

# How The Development Complies With Planning Policies - The 1989 Official Plan

## 1989 Official Plan

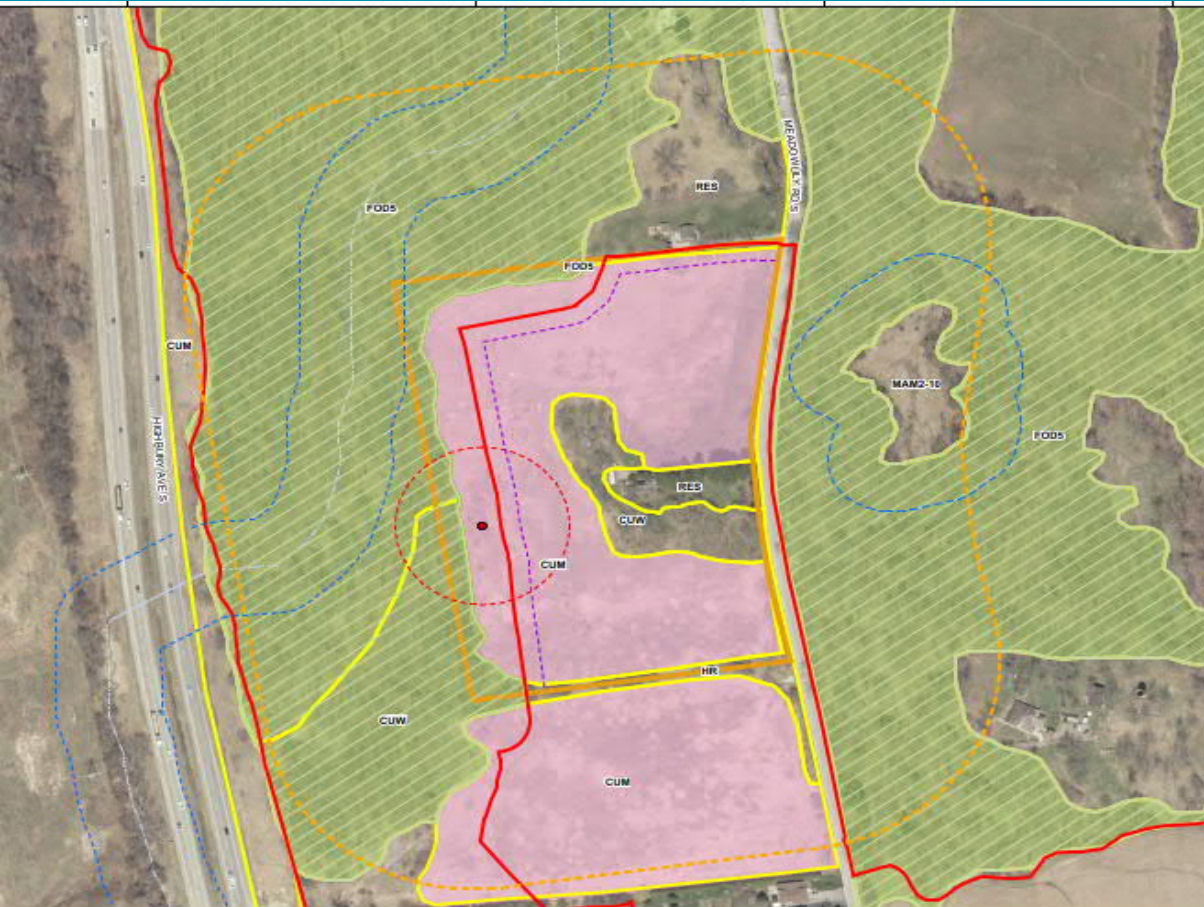
- The subject site is currently designated as Urban Reserve Community Growth, which identifies the area as a location for future development.
- Currently, only existing structures, conservation lands, agricultural uses, managed woodlots, wayside pits and passive recreation uses are permitted on the site.
- An Official Plan Amendment would be required to permit the proposed development, however, the subject site is designated appropriately in the London Plan (2016). As a result, the City has confirmed that the subject site will be redesignated to support the development through a City-led Official Plan Amendment to a Low Density Residential Designation should the London Plan not be approved by the end of this approval process.
- Related policies to the Official Plan (1989) include:
  - Section 2.1.3, relating to Strategic Priorities;
  - Section 2.6, relating to Growth Management Policies;
  - Section 3.1.1, relating to General Objectives for All Residential Designations;
  - Section 3.2, relating to Low Density Residential;
  - Section 3.7; relating to the Planning Impact Analysis;
  - Section 9.4, relating the Urban Reserve designation;
  - Section 12.1, relating to Housing Objectives;
  - Section 15.3.6, relating to Ecological Buffers; and
  - Section 15.5, relating to Environmental Impact Studies and Subject Land Status Reports.
- The proposed Low Density Residential designation is intended to accommodate low-rise, low density housing forms of development. The proposed vacant land condominium is in keeping with this goal as the proposed uses will not exceed 2.5-storeys in height ensuring that a low-rise, low coverage form of development is achieved minimizing any problems of shadowing, view obstruction and loss of privacy as well as providing compatibility with the surrounding land uses.
- The proposed density of the development is under 27 units/hectare, well within the prescribed net density of an approximate upper limit of 30 units per hectare.

# How The Development Complies With Planning Policies - Existing Approved Developments Interacting With ESA's

- Emphasis has been placed around providing adequate buffering from existing environmental features, and that generally developments should “not be placed smack dab in the middle of an ESA”. It was also noted as part of the PEC meeting that decisions made regarding this development would be precedent setting in the City.
- There have already been a number of developments throughout the City that have been approved that provide far less buffering, with similar or the same zoning, and have developed an even higher density than proposed. Additional details regarding this are provided by NRSI under separate cover.
- The following slides provide an overview of the other recent developments approved in close proximity to the ESA.



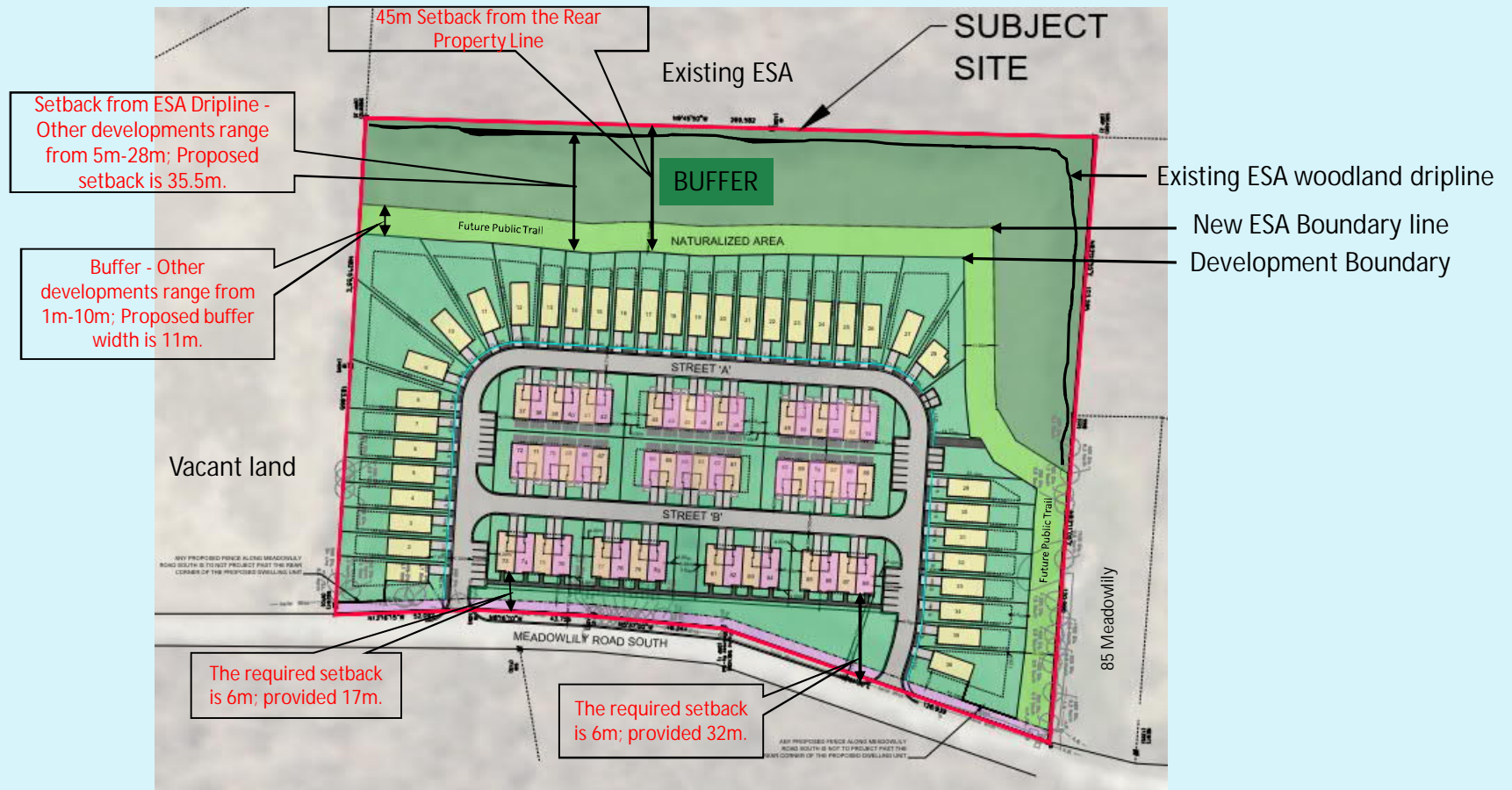
# Current Proposed Buffering and Setbacks, as Identified in the Scoped EIA



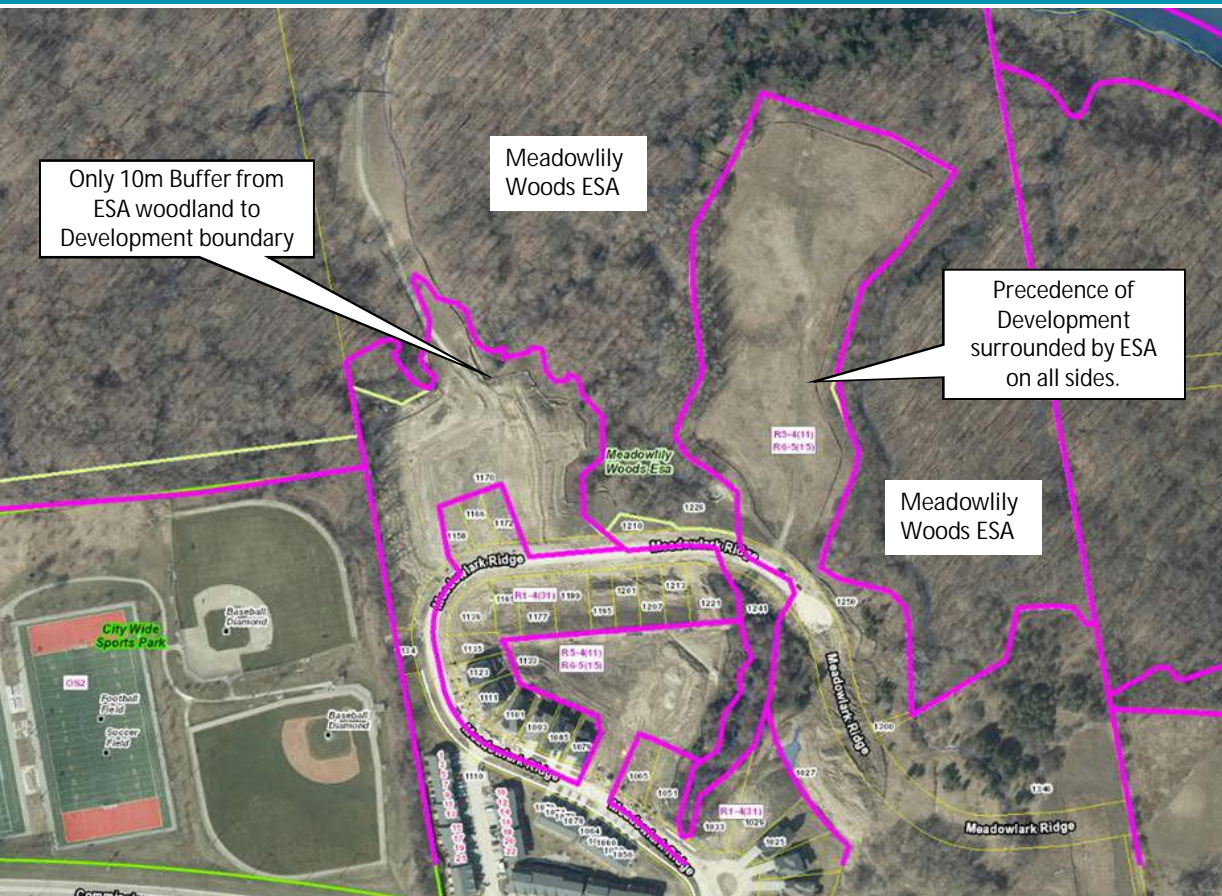
- As part of the submission package, the developers retained NRSI to complete the required Environmental Impact Assessment (EIA) for the Site.
- As identified on the adjacent map, the ESA is located outside of the property boundaries.
- NRSI consulted with the City of London, in conjunction with the Upper Thames River Conservation Authority on the scope of the EIA as well as the proposed buffers required surrounding the development.
- All recommendations of the EIS have been incorporated into the design of the proposed development.
- The buffers and setbacks are identified on the adjacent map and shown at a larger scale in the attached PDF map.
- The developer has also agreed to provide informational signage related to the surrounding ESA.
- Lands to be provided as buffer and setbacks to be rezoned to Open Space designation in order to preserve the use and allow for the ESA to remain intact.



# Current Proposed Buffering and Setbacks, as Identified in the Scoped EIA



# Existing Approved Developments Abutting the Meadowlily Woods ESA



- The Development identified on the map is located on Meadowlark Ridge, approximately 2km to the east of the subject site.
- The lands are zoned R5-4 (11) and R6-5 (15) including portions directly adjacent to the ESA.
- The Yellow line on the map shows the ESA boundary, while the Purple line depicts Development Boundary.
- The approved development has a similar density and housing type and has been approved.



# Existing Approved Developments Abutting the Meadowlily Woods ESA

- The development identified on the map is located approximately 3.5km to the east of the subject site off of Seven Oaks Ridge.
- The lands are zoned R6-2(11) within the Low Density Residential designation. The R6-2 (11) does limit the uses to single detached dwellings on this site.
- The property is surrounded on all sides by the ESA and is only required a 10m buffer.





# Proposed Enhanced Landscaping and Tree Planting Plan

- The Developers listened to the concerns of the public and have increased the number of trees, shrubs and hedges within the development.
- The development will result in the planting of more native and naturally occurring trees than will be removed during construction.
- An extensive study of the condition, age and location of the trees on site was conducted and included in the submission.

## Summary of the results and recommendations:

- Number of Trees to be removed ( > 4 inch dia at BH) = 210
- Number of Trees to be retained and protected on site = 70
- Number of New Trees to be planted (as per Landscaping plan) = 144
- Number of Compensation New Trees to be planted for Butternut habitat = 20
- Number of additional Compensation New Trees to be planted (proposed) =57
- Total number of New Trees to be planted as per all of above = 221.
- Additional shrubs/hedges per Landscaping plan = 301 plants

# Extensive Landscaping Will Provide Visual Buffer On Street



View Looking Westerly from Meadowlily Road South along Internal Road A

# Extensive Landscaping Will Provide Visual Buffer On Street



View Looking South Along Meadowlily Road South



# Extensive Landscaping Will Provide Visual Buffer On Street



View Looking North Along Meadowlily Road South

# Extensive Landscaping Will Provide Visual Buffer On Street



View Looking South Along Meadowlily Road South

## THANK YOU FOR ATTENDING

Should you have any additional comments or concerns, please feel free to contact the project representatives below:

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