

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: 1146-1156 Byron Baseline Road
File SPA21-009
2186121 Ontario Inc. (Birani Homes)

Date: Public Participation Meeting on June 21, 2021

Recommendation

That, on the recommendation of the Director, Planning & Development, the following actions **BE TAKEN** with respect to the application of 21816121 Ontario Inc. relating to the property located at 1146-1156 Byron Baseline Road:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a cluster townhouse development consisting of a three-storey stacked back-to-back townhouse and two-storey townhouse units, on the south side of Byron Baseline Road, west of Colonel Talbot Road. The site is to be developed with vehicular access from Byron Baseline Road. The proposed development is subject to a public site plan meeting in accordance with the h-5 holding zone regulations of the Z.-1 Zoning By-law.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Site Plan Approval.

Rationale of Recommended Action

1. The Site Plan, as proposed, is consistent with the Provincial Policy Statement, 2020, as it provides for development within an existing settlement area and provides for an appropriate range of residential uses within the neighbourhood.
2. The proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan conforms to the policies of the Low Density Residential designation of the 1989 Official Plan
4. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
5. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Linkage to the Corporate Strategic Plan

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

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Z-8847 - Zoning By-law Amendment Application at Planning and Environment Committee December 21, 2018

Z-9172 – Zoning By-law Amendment Application at Planning and Environment Committee July 15, 2020

1.2 Property Description

The subject property is located on the south side of Byron Baseline Road, west of Colonel Talbot Road and east of Boler Road. The subject property is surrounded by low-density residential uses and is currently occupied by two (2) remnant accessory structures.

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

- Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Holding Residential R5 Special Provision (h-5*h-183*R5-7(12)) Zone

1.4 Site Characteristics

- Current Land Use – Undeveloped
- Frontage – 73.7 metres (241.8 feet)
- Depth – 66.24 metres (217.32 feet)
- Area – 0.538 hectares (1.329 acres)
- Shape – Irregular

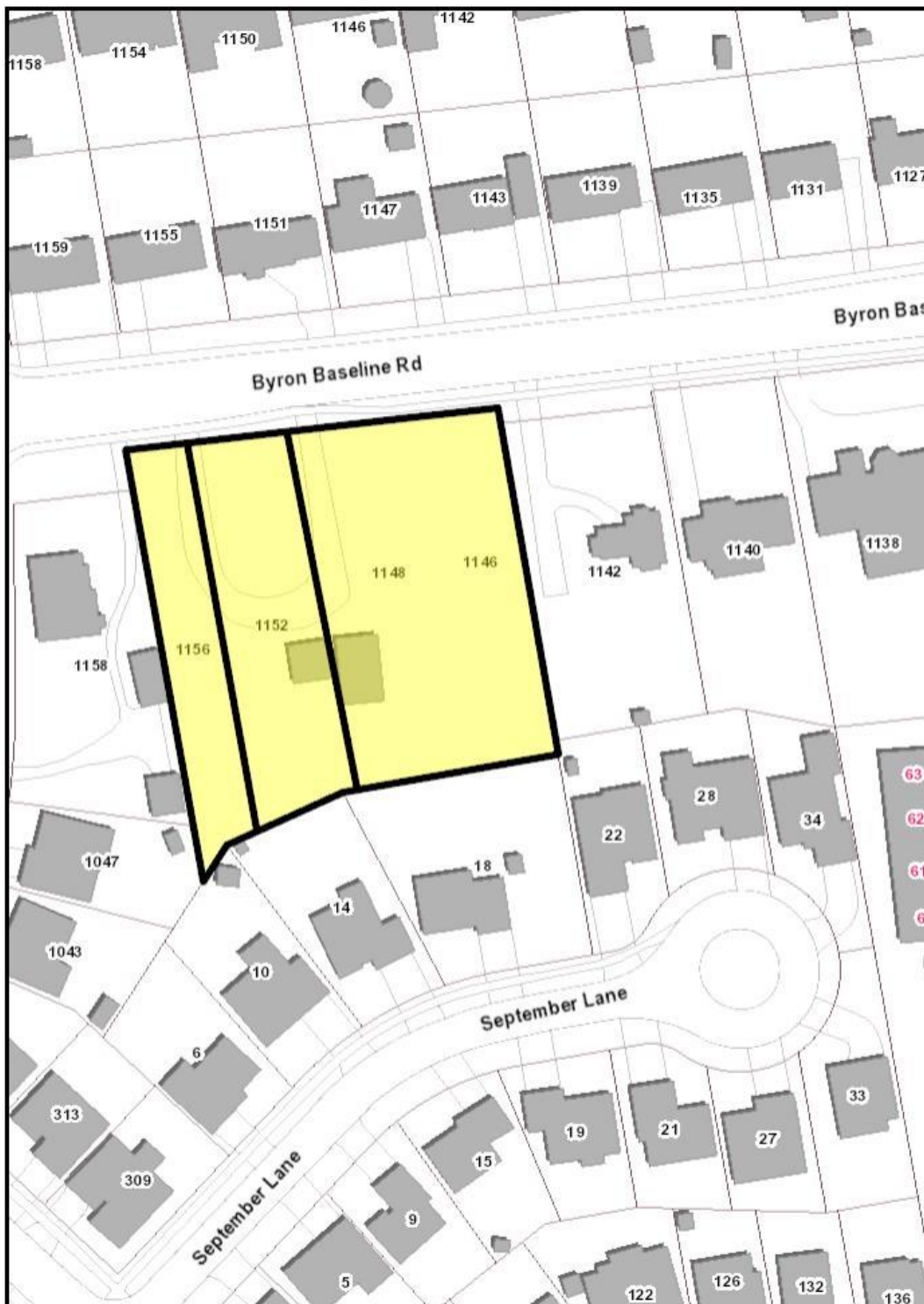
1.5 Surrounding Land Uses







- North – Low Density Residential
- East – Low Density Residential
- South – Low Density Residential
- West – Low Density Residential

1.6 Intensification

The proposed development is not located within the Primary Transit Area and constitutes infill development.

1.7 Location Map



Location Map		Legend	
Subject Property:	1146 and 1156 Byron Baseline Road		Subject Property
Applicant:	BIRANI HOMES (2014) INC., 21816121 ONTARIO INC.		Parks
File Number:	SPA21-009		Assessment Parcels
Created By:	Melanie Vivian		Buildings
Date:	2/18/2021		Address Numbers
Scale:	1:1000		
Corporation of the City of London			

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development consists of one (1) three-storey stacked back-to-back townhouse building containing 20-units located adjacent to Byron Baseline Road at the front of the site and one (1) two-storey townhouse building containing 8-units located at the rear of the site for a total density of 28 units (52 units per hectare). The proposed site plan includes 42 parking spaces for all uses on site, including three (3) visitor parking spaces and two (2) barrier-free parking stalls. A landscaped common amenity area is proposed on the east side of the proposed stacked townhomes building.

Detailed plans of the development are contained in Appendix “A” of this report.

2.2 Planning History

A Zoning By-law Amendment (Z-8847) was submitted on the lands in 2017, requesting to rezone the site to allow for a four-storey, 38-unit apartment building with an increased height of 15 metres. The application was appealed to the Local Planning Appeal Tribunal (LPAT) for City Council’s failure to make a decision within 120 days of the submission of a complete application. Staff’s recommendation to Council in response to the appeal was to refuse the application on the basis that the requested amendment was not consistent with the Provincial Policy Statement and did not conform to the 1989 Official Plan or to The London Plan. In 2019, the LPAT issued an order dismissing the appeal and refusing the requested Zoning By-law Amendment.

On January 30, 2020, a subsequent Zoning By-law Amendment Application (Z-9172) was submitted for a three-storey stacked back-to-back townhouse consisting of 24 units along Byron Baseline Road and six (6) two-storey townhouse units at the rear of the site for a total of 30 units (55.8 units per hectare). The original proposal included the amenity area and garbage enclosure at the southerly end of the parking lot. Revisions to the original proposal were provided based on concerns raised by City staff in April 2020. Changes included reducing the number of units, addition of landscape islands, removal of parking spaces that extended beyond the façade of the stacked back-to-back townhouse units, relocation of the garbage location to the middle of the site and the proposed deep well system for garbage collection. Additional changes include a larger common amenity space, with a gazebo.

On July 15, 2020, a Public Participation Meeting was held before the Planning and Environment Committee, which recommended approval of the proposed Zoning By-law Amendment. On July 21, 2020, Municipal Council passed the Zoning By-law Amendment to change the zoning of the subject property from a Residential R1 (R1-7) Zone to a Holding Residential R5 Special Provision (h-5*h-183*R5-7(12)) Zone. The resolution of Council also noted that the provision of enhanced boundary landscaping along the east, west and south property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities; location of a deep well waste storage system outside of the easement area; building orientation towards Byron Baseline Road; parking lot design, including landscape islands and a generous separation between the parking lot and easterly property line; provision of an adequately-sized outdoor amenity area in a central location; and, the retention of as many trees on the property as possible.

On February 18, 2021, a Site Plan Control Application (SPA21-009), was received by the City of London. Additional submissions are required to address comments provided with the previous review by staff, and further to address recommendations to the Approval Authority as part of the Site Plan public meeting. The comments from the first submission are attached herein as Appendix “C”. The identified matters that were included in the Council resolution (July 21, 2020) are integral to the proposal being considered at the June 21, 2021 public site plan meeting. The second submission comments from the City will be released to the applicant following the public site plan

meeting, which will incorporate the public comments considered at the public site plan meeting.

2.3 Community Engagement (see more detail in Appendix “B”)

On June 2, 2021, Notice of Public Meeting was sent to all property owners within 120 metres of the subject lands and those who made comments throughout the Zoning By-law Amendment Application, and Notice of Public Meeting was published in The Londoner on June 3, 2021. On March 3, 2021, Notice of Site Plan Control Application was sent to property owners within 120 metres of the subject lands and also to those individuals who made comments throughout the Zoning By-law Amendment application. Notice of Application was published in The Londoner on March 4, 2021.

On April 22, 2021, the Applicant, along with City staff and the Ward Councillor, held a Community Information Meeting to assist in addressing public comments, questions and concerns. Eight (8) members of the public attended the Community Information Meeting with a list of their questions, comments and concerns, which was submitted prior to the community meeting (included in Appendix “B”).

At the time this report was prepared, a total of ten (10) responses were received in response to the Notice of Site Plan Control Application.

Additional concerns raised at the Community Information Meeting include the following:

- Proximity to surrounding homes
- Lack of landscaping to provide privacy to surrounding homes
- Strains on the sewer and water systems, specifically for the homes that rely on well water, as well as the impacts the deep collection waste system will have on the existing well
- Height of the retaining wall
- Snow storage location

A summary of the comments is found in Appendix “B”, including the Community Information Meeting response sheet.

In general, the comments received from the public have raised concerns with respect to the following site matters:

- Garbage collection and storage
- On-site green space and tree planting
- Parking concerns including the overflow of parking onto neighbourhood streets
- Scale of development and the number of units
- Privacy concerns, including the existing cedar hedge
- Lighting from the parking area
- Safety concerns regarding traffic along Byron Baseline Road
- Boundary landscaping
- Impacts on sewer and water systems with the increased density

A discussion regarding the items below are found in Section 4.0 of this report.

2.4 Policy Context

Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement, Section 1.1, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, encourages healthy, liveable, and safe communities which are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, and open space to meet long-term needs (1.1.1.b)). The PPS

further directs settlement areas to be the focus of growth and development with land use patterns being based on densities and a mix of land uses, further identifying that the regeneration of settlement areas is critical to the long-term economic prosperity for communities (1.1.3). Furthermore, land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification while using land and resources wisely to promote efficient development patterns and ensure effective use of infrastructure and public service facilities (1.1.3).

The proposed development would facilitate the construction of 28 new residential units within an existing settlement area. The previous consolidation of the lands provides a parcel significantly larger than the existing lot fabric of the area, presenting the opportunity for redevelopment at a higher density than what previously existed.

The proposed development is consistent with the PPS.

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 provides Key Directions which encourages a mixed-use compact City through looking “inward and upward” by planning for infill and intensification of various types and forms to take advantage of the existing services and facilities (59_2 and 59_4). Additional Key Directions identified in The London Plan include ensuring a mix of housing types within our neighbourhoods so that they are complete and support aging in place (59_5). The proposed development provides for appropriate intensification on existing, underutilized lands within the City boundaries which will utilize the existing services and facilities of the area. The proposed development will provide for a mix of housing within the immediate area as the residential uses surrounding the subject lands are predominately single detached dwellings.

The subject lands are located within the Neighbourhoods Place Type along a Civic Boulevard, as identified on *Map 1 – Place Types and Map 3 – Street Classifications. In the Neighbourhoods Place Type, the following uses are contemplated which includes a range of residential uses such as single detached, semi-detached, duplex, converted dwellings, townhouses, stacked townhouses, fourplexes and low-rise apartments, in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type (921_). Intensity within the Neighbourhoods Place Type is measured based on height. Along the Civic Boulevard, within the Neighbourhoods Place Type, a minimum height of 2-storeys is required and permits a maximum height of 4-storeys (*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). The Neighbourhoods Place Type encourages residential intensification within existing neighbourhoods to assist in achieving the overall vision for diversity of built form and the effective use of land in neighbourhoods (937_).

The proposed development is consistent with The London Plan.

The 1989 Official Plan

The subject lands are designated as Low Density Residential, in accordance with ‘Schedule A’ of the 1989 Official Plan which primarily permits single detached, semi-detached, and duplex dwellings. The Low-Density Residential designation also contemplates multiple-attached dwellings, such as row houses or cluster houses as well as residential intensification (3.2.1). The proposed development of townhouses and stacked back-to-back townhouses are contemplated as multiple-attached dwellings and are a form of residential intensification through infill development.

The proposed development is consistent with the 1989 Official Plan.

Zoning By-law Z.-1

The subject lands are located within a Residential R5 Special Provision (R5-7(12)) Zone which permits the use of the lands for cluster townhouse dwellings, including stacked townhouse dwellings. Special provisions for the site regulate a maximum building height for a lot depth of 35 metres to be 12.0 metres; a maximum building height for a lot depth beyond 35 metres to be 8.0 metres; and a minimum parking area setback from the ultimate road allowance to be 7.5 metres.

Holding Provisions applied to the subject lands are required to be removed through a separate application under the *Planning Act*, prior to the issuance of permits. The following holding provisions are applicable to the subject lands:

h-5 holding provision ensures that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act*, R.S.O. 1990, c. P.13, prior to the removal of the “h-5” symbol.

h-183 holding provision ensures that development will not have any negative impacts on the groundwater in the area, with specific attention given to any negative impacts on existing wells, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the h-183 symbol. Any recommendations contained therein shall be incorporated into the development agreement to the satisfaction of the City of London.

As proposed, the Site Plan Application conforms to the provisions of the Zoning By-law.

3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Council Resolution

As part of the Zoning By-law Amendment to permit the proposed development, Council resolved the following:

IT BEING NOTED that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) enhanced provision of boundary landscaping along the east, west and south property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;*
- ii) location of a deep well waste storage system outside of the easement area;*
- iii) building orientation towards Byron Baseline Road;*
- iv) parking lot design, including landscape islands and generous separation between the parking lot and easterly property line;*
- v) provision of an adequately-sized outdoor amenity area in a central location; and,*
- vi) the retention of as many trees on the property as possible;*

As identified in Section 4.5 Tree Preservation and Landscaping below, a mix of 41 trees and 314 new plantings are proposed. Given the variety of proposed tree species and

other vegetation mixes, the proposed landscaping provides for the screening/privacy qualities. It being noted that the Site Plan Control By-law calls for tree plantings 1 every 15 metres internal to the site and 1 every 12 metres along the public street. The proposed landscaping along the east, west and south property boundaries exceed the planting requirements set out in the Site Plan Control By-law. The provision for enhanced boundary landscaping that provides screening/privacy qualities and exceeds the standards of the Site Plan Control By-law has been satisfied.

A deep well waste storage system, which includes recycling, is proposed to be located internal to the site, away from any property boundaries. The deep well system is proposed within the parking area, outside of the City easement. Staff are satisfied with the current location of the deep well waste storage system.

The proposed three-storey stacked back-to-back townhouse is located along Byron Baseline Road with front doors facing the public street. Units fronting Byron Baseline Road also have sidewalks leading directly to the doors to provide an active street frontage with two extensions from the City sidewalk. The two-storey townhouses at the rear of the site are also oriented towards Byron Baseline Road with garages and main access internal to the site, facing the public right-of-way. Staff are satisfied that the current building orientation meets the intent of Council's Resolution.

The parking lot is proposed to be setback 4.3 metres from the eastern property boundary and 5.9 metres from the southern property boundary. Landscaping is proposed along the eastern and southern property boundary around the parking lot as well as within the main drive aisle access. The Site Plan Control By-law regulates parking areas to be located a minimum setback of 1.5 metres to a property line and 3 metres to a street line. As such, the proposed parking lot setbacks provide for generous separation and exceeds the minimum requirements of the Site Plan Control By-law. Staff are satisfied that the current parking lot design meets the intent of Council's Resolution.

An outdoor amenity space is proposed to be located immediately to the east of the stacked back-to-back townhouses and is proposed to contain a gazebo. The proposed outdoor amenity area is of sufficient size to accommodate all units on site and is located within a central area. Staff are satisfied that the current outdoor amenity space meets the intent of Council's Resolution.

As identified in Section 4.5 Tree Preservation and Landscaping below, 50 trees on site are proposed to be retained, out of the existing 57 on-site trees. As a result of the proposed development only seven (7) trees are proposed to be removed. Staff are satisfied that the applicant has retained as many trees on the property as possible, meeting the intent of Council's Resolution.

4.2 Issue and Consideration # 2: Use

The Residential R5 Special Provision (R5-7(12)) permits the development of cluster townhouse dwellings, including stacked townhouse dwellings, as per Zoning By-law Amendment (Z-9172). Through the Zoning By-law Amendment process, it was concluded that the proposed cluster townhouse uses are compatible with the surrounding residential neighbourhood and will not be out of character with the existing residential land uses.

4.3 Issue and Consideration # 3: Intensity

The Site Plan application proposes a total of 28 residential units with a density of 52 units per hectare whereas the R5-7(12) Zone permits a maximum density of 60 units per hectare. As such, the proposed density complies with the regulations of the Zoning By-law. On-site parking includes 42 spaces for all uses including three (3) visitor parking stalls and two (2) barrier-free parking stalls. In terms of lot coverage, the R5-7(12) Zone permits a maximum lot coverage of 45% whereas the proposed development proposes a lot coverage of 21.9%. Under the R5-7(12) Zone, the minimum landscape open space requirement is 30%. For the proposed development, the applicant is proposing a

landscape open space of 54.4%. While proposed to be built out to the minimum setback requirements, the proposal is under the maximum density and lot coverage while providing for more landscape open space than required.

4.4 Issue and Consideration # 4: Form

The subject lands are proposed to be developed in the form of cluster townhouses and stacked townhouses with heights of 7.0 metres (two-storey) and 12.0 metres (three-storey), respectively, within two (2) blocks.

As part of the Zoning By-law Amendment application process, concerns were raised regarding the compatibility of the proposed three-storey back-to-back stacked townhouses and the two-storey townhouses given the context of the existing neighbourhood immediately surrounding the subject lands being comprised of single detached dwellings and a one-to-two storey townhouse condo development. The proposed height of the back-to-back stacked townhouse dwelling is two-storeys (12.0 metres), and the proposed height of the townhouses is two-storeys (7.0 metres) which is permitted as of right within the Zoning By-law and is keeping with the intent of both The London Plan and the 1989 Official Plan. It is noted the lands surrounding the subject property are located within a Residential R1 (R1-7) Zone and Residential R1 (R1-9) which permits a maximum height of 10.5 metres and 12.0 metres, respectively.

With frontage along Byron Baseline Road, the proposed development has regard for the street frontage with street-facing units having direct connections out to the existing City sidewalk along Byron Baseline Road creating an active street frontage.

4.5 Issue and Consideration # 5: Tree Preservation and Landscaping

To accommodate the proposed development, seven (7) of the 57 trees on site are being removed to accommodate the proposed development that amounts to 12% of the total trees on site being removed. The seven (7) trees being removed are noted as being in good condition but are required to be removed to facilitate the proposed parking lot and foundation locations. Additionally, there is an existing row of cedars along the southern property boundary that is proposed to be retained, which assist in providing the privacy and screening qualities from the parking lot. Given the amount of vegetation being retained, a tree preservation fence is recommended to be erected along the east, south and west property boundaries.

As part of the proposed landscaping, 41 trees, of various sizes and species types, are proposed to be planted on site both along all property boundaries and internal to the site. The increased landscaping, as proposed, will result with more on-site trees than what previously existed prior to development.

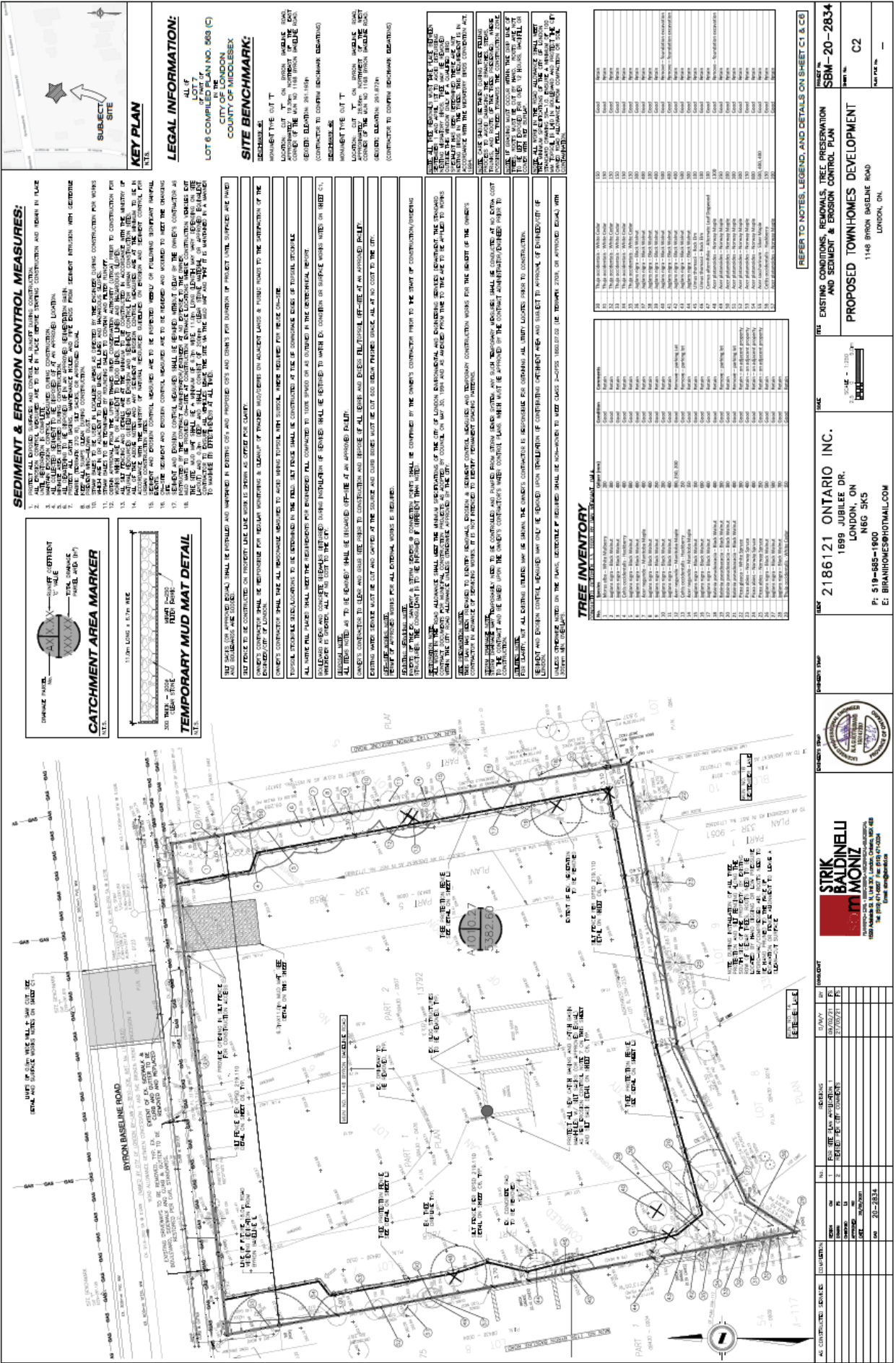
Council requested the enhanced provision of boundary landscaping along the west, east, and south property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities. Along with the additional 41 trees proposed to be planted, the applicant is proposing 104 trees to be planted as hedges to provide for the screening qualities. In total, 15 plant species are proposed to be planted for a total of 314 new plantings, including the proposed 41 trees. It being noted that there are a total of 50 trees being retained.

Concerns were raised regarding the health of the existing row of cedars along the southern property line, including the health of the cedars following construction. To provide enhanced screening, additional vegetation is proposed to assist in filling in any gaps that exist along the cedar hedge. Given the health of the existing row of cedars, a clause will be included within the Development Agreement regarding the care of the hedge.

Concerns were also raised about the maintenance of the landscaping, including the health of any existing and proposed vegetation following the development of the site. To address this, a clause will be included within the Development Agreement regarding the monitoring, assessment and replanting of any vegetation on site declining in health.

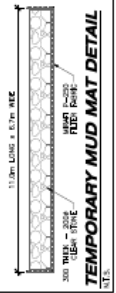
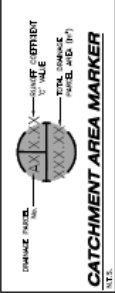
With the number of proposed plantings, ranging from trees to low shrubs and hedges along each property boundary, staff are satisfied the proposed landscaping plan meetings the intent of Council's Resolution.

Tree Preservation Plan



SEDIMENT & EROSION CONTROL MEASURES:

1. PROTECT ALL EXISTING SURFACES AND CONTROL ALL EXPOSED EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED AND TO BE IN PLACE BEFORE REMOVAL OF ANY EROSION CONTROL MEASURES.
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LEGAL INFORMATION:
 ALL OF THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE CITY OF LONDON, ONTARIO, CANADA. IT IS TO BE KEPT CONFIDENTIAL AND NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
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SITE BENCHMARK:
 HANSHURTY CUT T
 LOCATION: CUT T, ON BRON BASILINE ROAD, CORNER OF THE WAY TO THE BRON BASILINE ROAD
 ELEVATION: 241.10m
 (CONTRACTOR TO OBTAIN BENCHMARK READING)
 HANSHURTY CUT T
 LOCATION: CUT T, ON BRON BASILINE ROAD, CORNER OF THE WAY TO THE BRON BASILINE ROAD
 ELEVATION: 241.10m
 (CONTRACTOR TO OBTAIN BENCHMARK READING)

NOTE: THE TREE INVENTORY IS A SUMMARY OF THE TREE INVENTORY FOR THE PROPERTY. IT IS NOT INTENDED TO BE A COMPLETE LIST OF ALL TREES ON THE PROPERTY. TREES NOT LISTED IN THE TREE INVENTORY ARE TO BE PRESERVED AND PROTECTED AS PER THE CITY OF LONDON TREE PRESERVATION BY-LAW.

EXISTING CONDITIONS, REMOVALS, TREE PRESERVATION AND SEDIMENT & EROSION CONTROL PLAN
 PROPOSED TOWNHOMES DEVELOPMENT
 1146 BRON BASILINE ROAD
 LONDON, ON
 N6G 5K5
 P: 519-858-1900
 E: BRANHOMESHOTMAIL.COM

TREE INVENTORY

LEGEND

STRIP BALDINELLI MONIZ
 LSC (LANDSCAPE ARCHITECT) INC.
 1086 WILSON AVENUE, LONDON, ONTARIO, CANADA
 TEL: 519-858-1900
 FAX: 519-858-1901
 WWW.STRIPBALDINELLI.COM

4.6 Issue and Consideration # 6: Privacy

One of the common concerns raised through the Zoning By-law Amendment process and through the Site Plan Control Application process was the loss of privacy due to the proposed development. As previously mentioned in Section 4.5 Tree Preservation and Landscaping, the applicant is proposing to retain 50 of the existing trees on site as well as retaining the existing row of cedars along the southern property boundary. As noted, the health of the existing row of cedars was of concern to provide adequate privacy and screening. To ensure privacy along the southern property boundary is maintained, landscaping is proposed to fill in gaps along the existing row of cedars along with additional landscaping proposed in front of the row of cedars. Along the east and west property boundaries, additional landscaping is proposed to assist in filling in any gaps that exist. It being noted that clauses will be included within the Development Agreement relating to the health and maintenance of vegetation on site.

A board-on-board privacy fence was requested rather than the landscaping; however, the implementation of a board-on-board privacy fence would impact the roots of both the existing trees on site and boundary trees. Staff are satisfied that the proposed landscaping provides for privacy and screen qualities that exceed the Site Plan Control By-law and satisfy the intent of Council's Resolution.

4.7 Issue and Consideration # 7: Parking and Lot Lighting

The proposed development complies to the regulations of the Zoning By-law Z.-1, including the parking requirements. Under Section 4.19 of the Zoning By-law, 1.5 spaces per unit is required for cluster townhouse developments. As such, the proposed 42 parking spaces comply with the minimum requirements of the Zoning By-law.

Concerns were raised regarding overflow parking into surrounding neighbourhood streets and the impacts on safety the increased traffic will have along Byron Baseline Road. As the development complies with the parking requirements of the Zoning By-law, overflow parking should not occur. Any issues related to overflow parking onto side streets that are illegally parked would fall on the City's By-law Enforcement to regulate. Through the development process, a Transportation Impact Assessment was not required to be submitted as the proposed development is not anticipated to increase the traffic volume on Byron Baseline Road to a point that would trigger safety concerns from Transportation Division.

Additional concerns related to the parking area, which includes the impacts light standards on abutting properties as well as the headlights of vehicles. As part of a complete application, a photometric plan was submitted (attached in Appendix "A") where the applicant is proposing a total of 10 light standards. Four (4) of these light standards are proposed to be located in front of the two-storey townhouses with the remaining six (6) throughout the proposed parking lot. Of the six (6) parking lot light standards, four (4) are proposed along the eastern property boundary. Staff are currently reviewing the photometric plan and working with the applicant to ensure there are no lighting impacts on abutting properties due to light flooding.

4.8 Issue and Consideration # 8: Garbage and Snow Storage Collection

As per Council's Resolution, garbage and recycling will be stored internally to the site using a deep well waste collection system. This will assist in keeping the site tidy rather than utilizing the City curbside collection system. Staff are satisfied with the garbage and recycling system, and are of the opinion that the internal location of the waste collection system addresses the intent of Council's Resolution.

Snow storage is also proposed to be located on site with various storage locations. Currently, snow storage is proposed to the east of the drive aisle, to the south of the proposed parking area as well as to the north and south of the proposed barrier-free parking stalls. As one of the snow storage locations impacts the proposed landscaping, staff will continue to work with the applicant to explore alternative storage locations or explore opportunities to remove the snow from the site.

4.9 Issue and Consideration # 9: Hydrogeology and Site Services

The proposed development will utilize the existing services accessed from Byron Baseline Road. Concerns were raised by members of the public regarding the capacity of these services with the increased density. Planning and Development – Engineering staff have confirmed that the existing water, sewer, and sanitary services along Byron Baseline Road have adequate capacity for the proposed development. It is noted that there is an existing 18-metre-wide City storm sewer easement on site, under the proposed parking lot.

Questions were raised regarding the proposed retaining wall at the southern portion of the site. The retaining wall is proposed to be 1-1.5 metres in height and is being used to control the existing slope between the subject lands and the southern properties. The retaining wall will not be visible to the southern properties as it will be lower. The southern properties are higher than the subject lands.

As identified through the Zoning By-law Amendment application process, there is an existing well located on the adjacent property at 1158 Byron Baseline Road. Through the application process, the applicant submitted a Hydrogeological Assessment that concluded that the proposed development would have no significant or negative impacts on the hydrogeological setting for the broader area. The Assessment also provided recommendations, including a monitoring program and contingency plan which will be included in the Development Agreement. It is noted, a Holding Provision (h-183) was applied to the lands to ensure the recommendations are included in the Development Agreement. This process will address potential impacts to the well during and after construction.

4.10 Issue and Consideration # 10: Outstanding Site Plan Comments

Second submission documents are currently under review by staff and comments have yet to be finalized at the time of writing this report. Second submission comments and any red line drawings will be provided to the applicant in advance of the public meeting.

More information and detail are available in Appendix “B” and “C” of this report.

Conclusion

The Site Plan, as proposed, is consistent with the Provincial Policy Statement, has regard for The London Plan and is in conformity with the 1989 Official Plan. The application, as proposed, is consistent with the Zoning By-law and Site Plan Control By-law.

Prepared by: Melanie Vivian, Site Development Planner, Site Plans, Planning & Development
Reviewed by: Heather McNeely, Manager, Current Development,
Recommended by: Gregg Barrett, AICP, Director, Planning & Development
Submitted by: George Kotsifas, P.ENG, Deputy City Manager, Planning and Economic Development
Planning & Development

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 Planning and Development.

cc: Michael Pease, Manager, Site Plans, Planning and Development

MV/mv

Y:\Shared\ADMIN\1- PEC Reports\2021 PEC Reports\9 - Jun 21\ 1146-1156 Byron Baseline Rd – SPA21-009 (MV)

Elevations – Stacked Back-to-Back Townhouse

DO NOT SCALE DRAWING

A - DETAIL NO. SECTION No./ ELEVATION No.
B - LOCATION SHEET
C - DETAIL SHEET

REVISED

NO.	DATE	REVISION	BY
2	REB 1/21	RE-REVISED FOR SPA	AK
1	JAN 07/20	ISSUED FOR SPA	AK

ELEVATIONS

FRANKIE TYLE
 1148 BYRON BASILINE ROAD
 LEXINGTON, ONTARIO

Unlicensed Elevations are reviewed and take responsibility for design activity.
 BCIN 40861 A/B/C/D/E

TYLE NAME: FRANKIE TYLE
 DRAWN BY: ANTHONY BY
 DATE PRINTED: APR 19 2024
 PROJECT NO: 19004

A3

Elevations – Townhouses

<p>DO NOT SCALE DRAWING</p>	<p>A – RETAIL INV./SECTION No./ ELEVATION No. B – LOCATION SHEET C – RETAIL SHEET</p>	<p>NOTES</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>18/1/21</td> <td>RE-ORDERED FOR SPA</td> <td>AE</td> </tr> <tr> <td>1</td> <td>18/1/21</td> <td>ISSUED FOR SPA</td> <td>AE</td> </tr> </tbody> </table>	No.	DATE	REVISION	BY	2	18/1/21	RE-ORDERED FOR SPA	AE	1	18/1/21	ISSUED FOR SPA	AE	<p>I, Ahmad Bhatti, have reviewed, and take responsibility for Design Activities. BCIN 40851 A Bhatti</p>	<p>PROJECT TITLE TOWNHOMES 2186121 ONTARIO INC. 1146 BYRON BASELINE ROAD LEVON, ONTARIO</p>	<p>DRAWING TITLE TOWNHOME ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TITLE BLOCK</td> <td>LOCATION</td> </tr> <tr> <td>DRAWN BY</td> <td>CHECKED BY</td> </tr> <tr> <td>DATE</td> <td>SCALE</td> </tr> <tr> <td>DATE PRINTED</td> <td>DATE PLOTTED</td> </tr> <tr> <td>PROJECT NO.</td> <td>1804</td> </tr> </table>	TITLE BLOCK	LOCATION	DRAWN BY	CHECKED BY	DATE	SCALE	DATE PRINTED	DATE PLOTTED	PROJECT NO.	1804
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WEST ELEVATION
 1/8" = 1'-0"

EAST ELEVATION
 1/8" = 1'-0"

WEST ELEVATION
 1/8" = 1'-0"

EAST ELEVATION
 1/8" = 1'-0"

Tree Preservation Plan



LEGAL INFORMATION:

LOT 6 COMPILED PLAN NO. 563 (C)
IN THE CITY OF MIDDLESEX
COUNTY OF MIDDLESEX

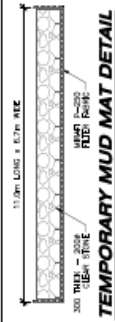
SITE BENCHMARK:

MONUMENT TYPE: CUT T
LOCATION: CUT T ON BRON BASLINE ROAD APPROXIMATELY 150M NORTHWEST OF THE EAST CORNER OF THE LOT NO. 118 BRON BASLINE ROAD (SPRINT COORDINATE: 801109)

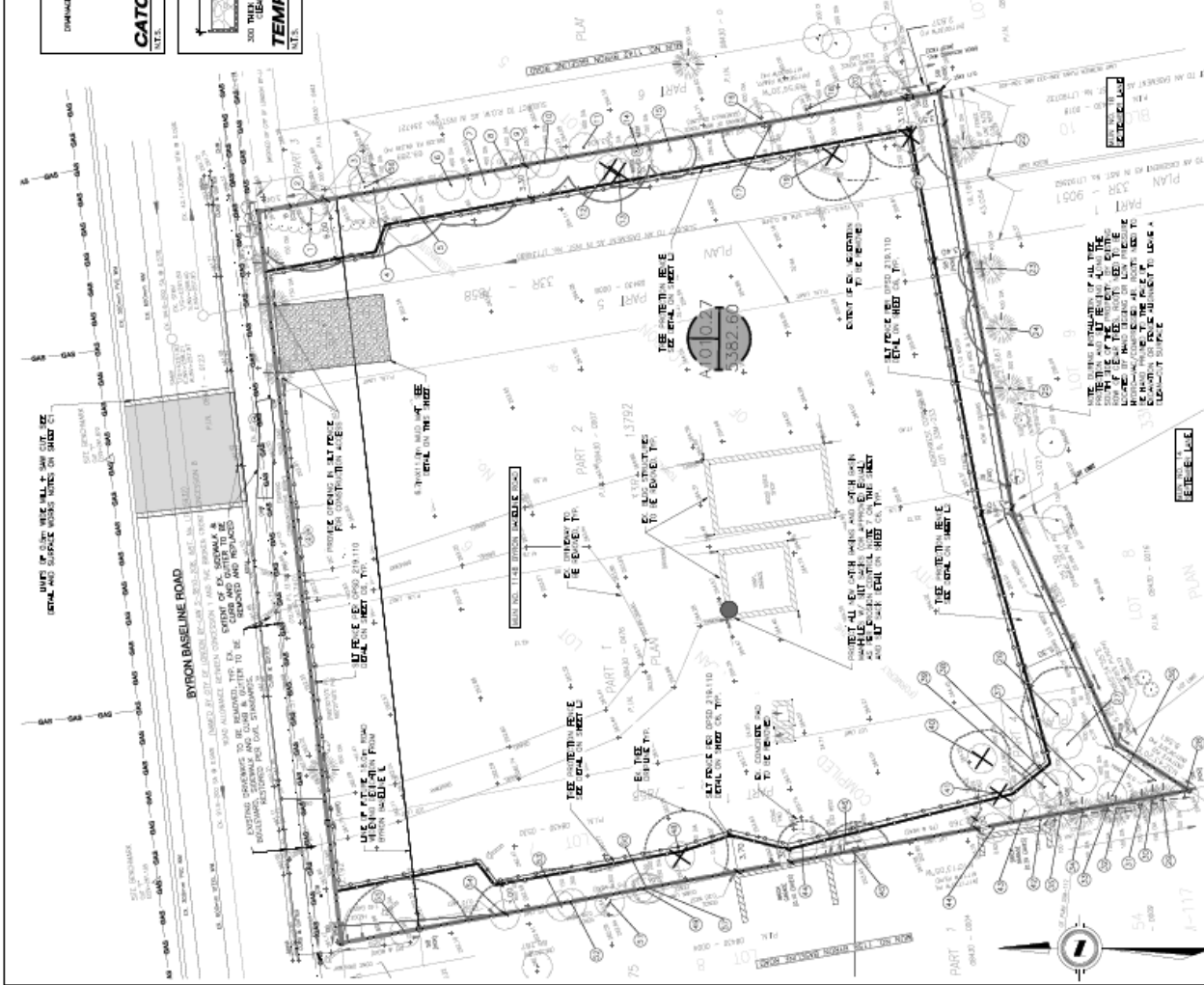
MONUMENT TYPE: CUT T
LOCATION: CUT T ON BRON BASLINE ROAD APPROXIMATELY 150M NORTHWEST OF THE EAST CORNER OF THE LOT NO. 118 BRON BASLINE ROAD (SPRINT COORDINATE: 801109)

SEDIMENT & EROSION CONTROL MEASURES:

1. CONTROL ALL EXISTING SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND REPAIR IN PLACE UNTIL RESTORATION IS COMPLETE.
2. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN.
3. ALL SLOPES EXISTING TO BE EXPOSED BY AN APPROVED LOT PLAN SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN.
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TREE INVENTORY

Tree ID	Species	Height (m)	DBH (cm)	Health	Notes
1	Maple	15.0	15.0	Good	
2	Maple	12.0	12.0	Good	
3	Maple	10.0	10.0	Good	
4	Maple	8.0	8.0	Good	
5	Maple	6.0	6.0	Good	
6	Maple	4.0	4.0	Good	
7	Maple	3.0	3.0	Good	
8	Maple	2.0	2.0	Good	
9	Maple	1.5	1.5	Good	
10	Maple	1.2	1.2	Good	
11	Maple	1.0	1.0	Good	
12	Maple	0.8	0.8	Good	
13	Maple	0.6	0.6	Good	
14	Maple	0.5	0.5	Good	
15	Maple	0.4	0.4	Good	
16	Maple	0.3	0.3	Good	
17	Maple	0.2	0.2	Good	
18	Maple	0.1	0.1	Good	
19	Maple	0.1	0.1	Good	
20	Maple	0.1	0.1	Good	

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C2

2186121 ONTARIO INC.
1899 JUBILEE DR.
LONDON, ON
N6G 5K5
P: 519-685-1900
E: BIRANHOMES@HOTMAIL.COM

PROPOSED TOWNHOMES DEVELOPMENT
1148 BRON BASLINE ROAD
LONDON, ON

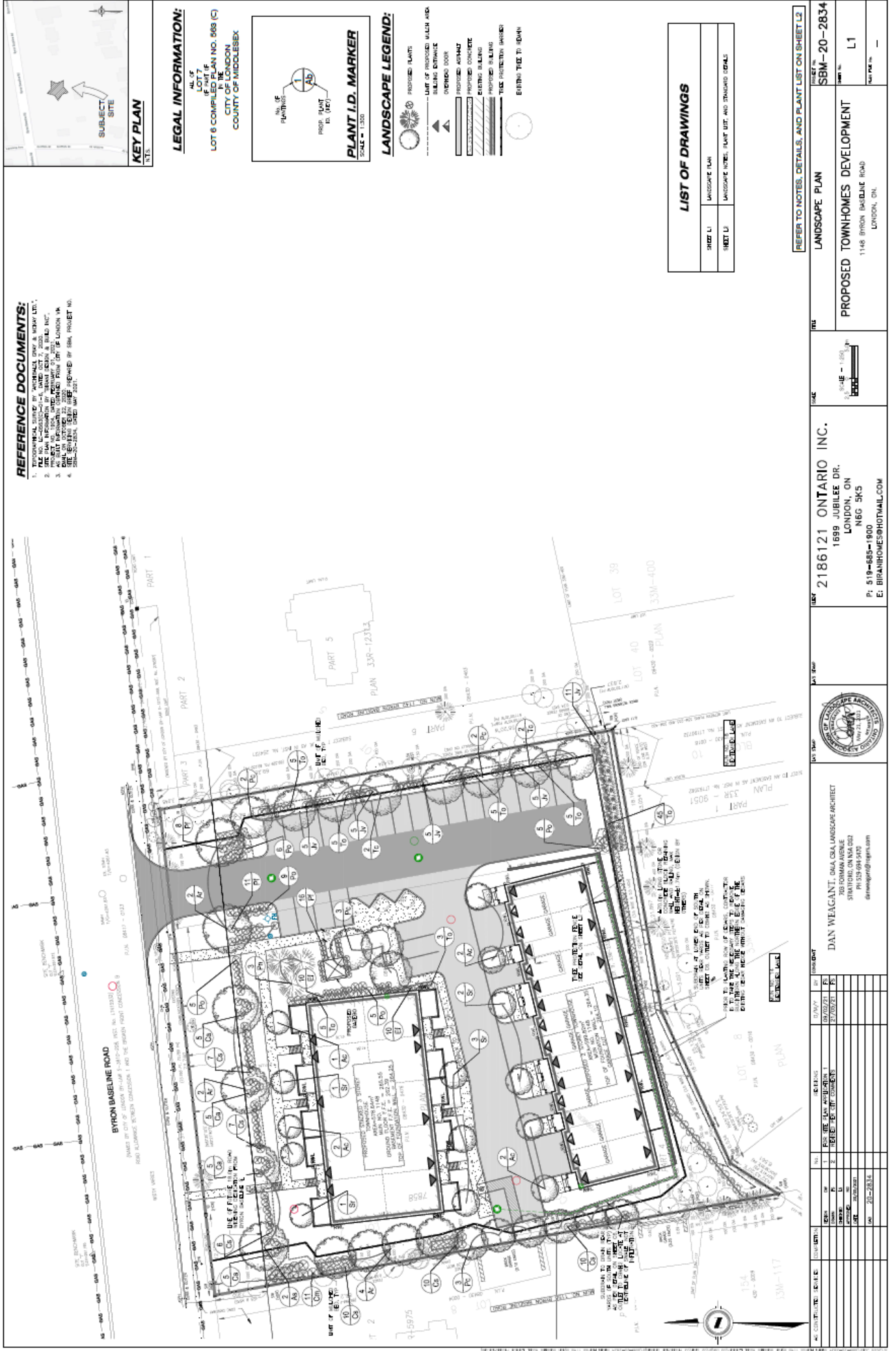
STRIK BALDINELLI MONIZ
100 Adelaide St. W. 10th Fl. London, Ontario, N6A 4R7
Tel: 519-41-0007 Fax: 519-41-0209
Email: enquiries@sbm.com

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P: 519-685-1900
E: BIRANHOMES@HOTMAIL.COM

PROPOSED TOWNHOMES DEVELOPMENT
1148 BRON BASLINE ROAD
LONDON, ON

NO.	DATE	REVISIONS
1	09/02/21	P
2	27/03/21	P
3	02/04/21	P
4	02/04/21	P
5	02/04/21	P
6	02/04/21	P
7	02/04/21	P
8	02/04/21	P
9	02/04/21	P
10	02/04/21	P

Landscape Plan



REFERENCE DOCUMENTS:

1. PROFESSIONAL SERVICE INC. (P.S.I.) ARCHITECTURAL SERVICE & DESIGN DIV., FILE NO. 12-2023(2)-1-A, DATED OCT 7, 2023.
2. P.S.I. ARCHITECTURAL SERVICE & DESIGN DIV., FILE NO. 12-2023(2)-1-B, DATED OCT 7, 2023.
3. P.S.I. ARCHITECTURAL SERVICE & DESIGN DIV., FILE NO. 12-2023(2)-1-C, DATED OCT 7, 2023.
4. QUALITY IMPROVEMENTS LIMITED PLAN OF THE LONDON 14.
5. THE ZONING BY-LAW AS AMENDED BY 2014, PROJECT NO. 2014-0001, DATED MAY 2011.



LEGAL INFORMATION:

LOT 5
IF PART OF
LOT 6 COMPILED PLAN NO. 008 (C)
CITY OF LONDON
COUNTY OF MIDDLESEX



- LANDSCAPE LEGEND:**
- PROPOSED PLANTS
 - LIMIT OF PROPOSED WALKWAY AND BUILDING ENTRANCES
 - OPENING DOOR
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - TREE PROTECTION MARKER
 - ENTRANCE TREE TO BE MAINT.

LIST OF DRAWINGS

SHEET L1	LANDSCAPE PLAN
SHEET L2	LANDSCAPE NOTES, PLANT LIST AND STANDARD DETAILS

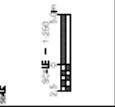
REFER TO NOTES, DETAILS, AND PLANT LIST ON SHEET L2

LANDSCAPE PLAN

PROJECT NO. SBM-20-2834

PROPOSED TOWNHOMES DEVELOPMENT

1148 BYRON BASILINE ROAD
LONDON, ON



2186121 ONTARIO INC.
1699 JUBILEE DR.
LONDON, ON
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P: 519-685-1900
E: BIRNHHOMES@HOTMAIL.COM



DAN WEAGANT, OMA OSA LANDSCAPE ARCHITECT
705 FORMAN AVENUE
STRATFORD, ON N5A 0G2
PH: 519-694-5470
dweagant@sign.com

NO.	DATE	DESCRIPTION	BY	CHKD BY	REV.	DATE
1	2023.07.21	ISSUED FOR PERMIT	DS	DS	1	2023.07.21
2	2023.07.21	REVISED FOR CITY REVIEW	DS	DS	2	2023.07.21

Photometric Plan

SCALE 1:1000

DATE 10/10/2024

PROJECT 1148 BYRON RD LONDON, ON

CLIENT BIRANI HOMES

DESIGNER STRIK BALDINELLI MONIZ

SCALE 1:1000

DATE 10/10/2024

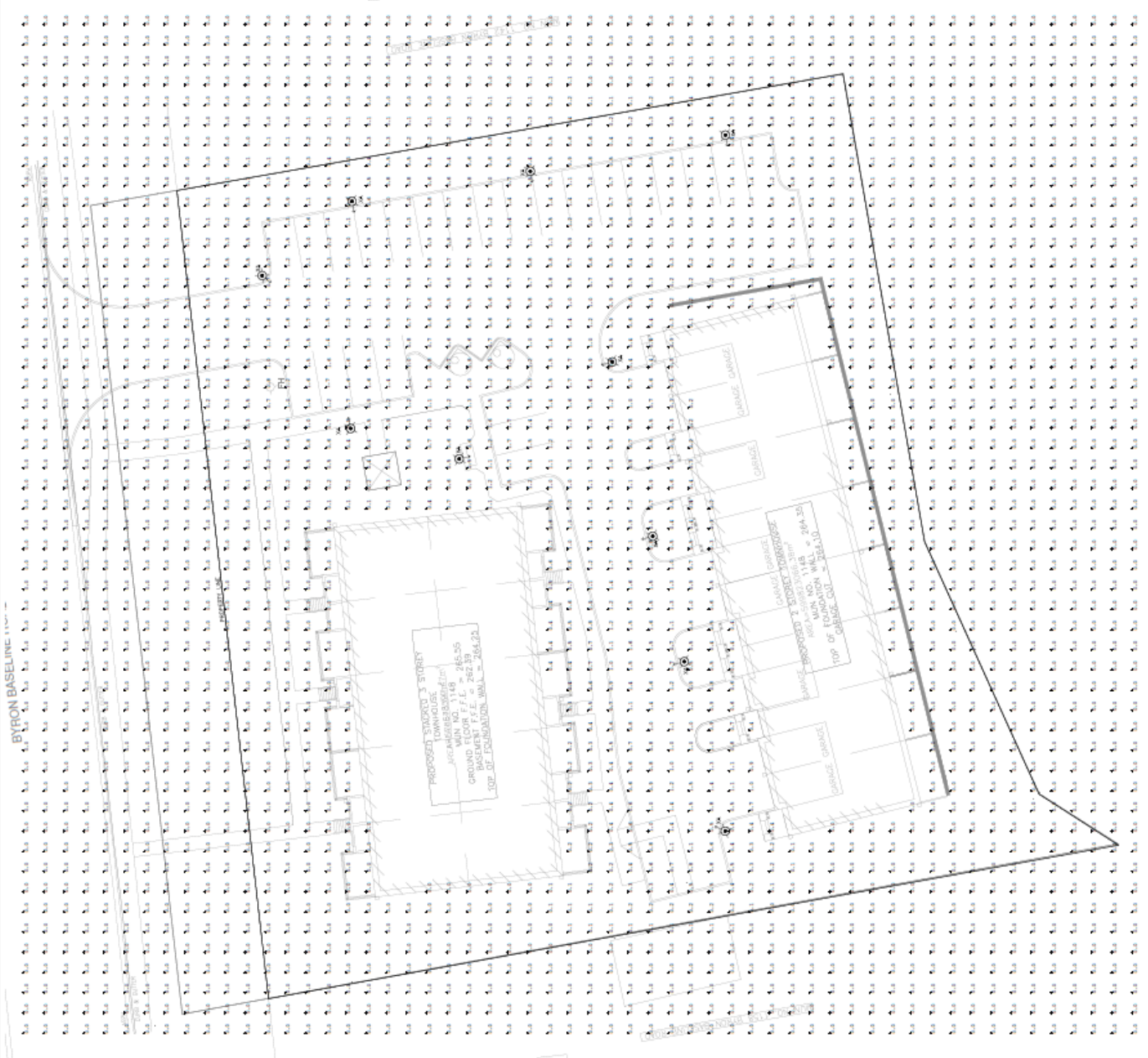
PROJECT 1148 BYRON RD LONDON, ON

CLIENT BIRANI HOMES

DESIGNER STRIK BALDINELLI MONIZ

LIGHTING STATISTICS

MEASURE	UNIT	VALUE
AVG. FOOT CANDLE	FC	0.1
MAX. FOOT CANDLE	FC	0.2
UNIFORMITY		0.5
GLARE		0.0
SPILL LIGHT		0.0
WASTED LIGHT		0.0
SAVES ENERGY		0.0
MEETS ALL REQUIREMENTS		YES



GENERAL NOTES

1. THIS PLAN IS A PHOTOMETRIC PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE LIGHTING FIXTURES SHOWN ON THIS PLAN ARE THE PROPOSED FIXTURES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE LIGHTING FIXTURES SHOWN ON THIS PLAN ARE THE PROPOSED FIXTURES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
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REVISIONS

NO.	DATE	DESCRIPTION
01	10/10/2024	ISSUE FOR PERMIT
02	10/10/2024	ISSUE FOR PERMIT
03	10/10/2024	ISSUE FOR PERMIT
04	10/10/2024	ISSUE FOR PERMIT
05	10/10/2024	ISSUE FOR PERMIT
06	10/10/2024	ISSUE FOR PERMIT
07	10/10/2024	ISSUE FOR PERMIT
08	10/10/2024	ISSUE FOR PERMIT
09	10/10/2024	ISSUE FOR PERMIT
10	10/10/2024	ISSUE FOR PERMIT

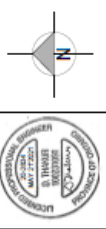
STRIK BALDINELLI MONIZ

PLANNING - CIVIL - ELECTRICAL - MECHANICAL - ELECTRICAL

1599 Adelaide St. N., Unit 201, London, Ontario, N6K 4E8

Tel: (519) 471-0087 Fax: (519) 471-0084

www.strik.com



1148 BYRON RD LONDON, ON

BIRANI HOMES

PHOTOMETRIC -ELECTRICAL

NO.	DATE	DESCRIPTION
01	10/10/2024	ISSUE FOR PERMIT
02	10/10/2024	ISSUE FOR PERMIT
03	10/10/2024	ISSUE FOR PERMIT
04	10/10/2024	ISSUE FOR PERMIT
05	10/10/2024	ISSUE FOR PERMIT
06	10/10/2024	ISSUE FOR PERMIT
07	10/10/2024	ISSUE FOR PERMIT
08	10/10/2024	ISSUE FOR PERMIT
09	10/10/2024	ISSUE FOR PERMIT
10	10/10/2024	ISSUE FOR PERMIT

Appendix B: Public Engagement

Community Engagement

Public liaison: On March 3, 2021, Notice of Application was sent to all property owners within 120 metre radius of the subject lands and to those who made public comments during the Zoning By-law Amendment. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 4, 2021.

On April 22, 2021, the Applicant, along with City staff and the Councillor, held a Community Information Meeting to assist in addressing public comments, questions and concerns. Eight (8) members of the public attended the Community Information Meeting with questions, comments and concerns submitted prior to the meeting by other members of the public.

On June 2, 2021, Notice of Public Meeting was sent to all property owners within a 120 metre radius of the subject lands and to those who made public comments during the Zoning By-law Amendment. Notice of Application was published in *The Londoner* on June 3, 2021.

Ten (10) replies were received as part of the original circulation.

Nature of Liaison: Site Plan Approval to allow for the development of the subject lands on the attached plan. The Site Plan, as proposed, would result in 28 residential units.

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

Concern for:

- Proximity to surrounding homes
- Lack of landscaping to provide privacy to surrounding homes
- Strains on the sewer and water systems, specifically for the homes that rely on well water as well as the impacts the deep collection waste system will have on the existing well
- Height of the retaining wall
- Location of the snow storage
- Overflow of parking onto nearby neighbourhood streets
- Garbage collection and storage
- On site green space and tree planting
- Parking
- Scale of development and the number of units
- Privacy concerns, including the existing cedar hedge
- Lighting from the parking area
- Safety concerns regarding traffic along Byron Baseline Road
- Boundary landscaping
- Impacts on sewer and water systems with the increased density

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

Written	Written
Tom Wolf	John & Melinda McLay 14 September Lane
Margaret Costello & Robert Toft 34 September Lane	Patti & Doug Landry
Greg Thurston 18 September Lane	Ronald & Dini Dobler 1142 Byron Baseline Road
Crystal Thurston 18 September Lane	Jacquelyn Burkell
Angela Robinet	Barb Botten
Dan Doroshenko	Johnathan McEvoy
Lyndzey LaCharite	Deborah Parker

From: Tom Wolf
Sent: Wednesday, March 24, 2021 4:32 AM
To: Vivian, Melanie <mvivian@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Tom Wolf
Subject: [EXTERNAL] File: SPA21-009

Good Day, Melanie.

I am both disappointed and discouraged to see that "here we are again" sending our concerns to city hall about the building proposal for the property located at 1146-1156 Byron Baseline Road. Seems as if this has been going on for quite some time and it appears the developer still "does not seem to get it!"

My 1st concern is that the developer wants to cram too much onto the property and it really looks "out of place" in the existing neighbourhood.....perhaps fitting in better in a newer neighbourhood where the houses are really spaced minimally apart. It is just not the right fit where we have mature trees and a little space between houses with front yards. Why do we need the change to an already established neighbourhood? The few extra units picked up by really building two ugly buildings really doesn't seem to be worth it overall in a city of 400,000. I feel some common sense should also go along with the city's infill policy.

2nd concern is about optics. This building lot is the highest point for some distance along this stretch of Byron Baseline Road. Travelling east from Bolar Rd coming back towards this property is a much lower elevation where you would have to look up and the proposed three story buildings begin to take on the appearance of six stories. This again is showing that too much is being forced onto this size of property. An actual example of "too much, too big" is at 1355 Commissioners Rd West. Really looks out of place!

3rd concern is about overflow parking. It appears parking at this location has been designed to meet city guidelines for the 28 units. In real life today's building units need to be designed for 2 sometimes 3 vehicles. Since Byron Baseline Rd is zoned no parking, those extra vehicles will be parked on nearby neighbourhood streets (Lansing Ave). In this specific case, I think this is unworkable due to the excessive speeds driven on this street as has been already reported to our councillor.

4th concern is about garbage collection from 28 units and where it is collected. This proposal has a suggested location for residents to place their trash out on garbage collection day. But with human nature what it is.....this garbage will eventually be placed at the street and become an unsightly mess. Reference 1294 Byron Baseline Rd. on collection day.

5th concern deals with green space and tree planting. The existing neighbourhood has front yards and mature trees. This proposal leaves very little room for any green space or any room for tree planting.....tree planting that will be needed to hide the size of the two buildings proposed here.

6th concern is trust in the developer. The city will do code checks of electrical and plumbing but who checks to make sure the builder does what he promises?

There is no other three story residential units along Byron Baseline Rd.(the apartments at North St and Byron Baseline Rd don't count due to elevation optics nor does the commercial building at Bolar Rd and Byron Baseline) and I feel there is reason for this as it was set out that way a long time ago. An example of what could possibly fit at this location can be found at 1499 Byron Baseline Rd. Or do we want another out of place situation like 940 Springbank Dr?

From: Robert E Toft
Sent: Tuesday, March 23, 2021 7:32 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] Comments re File SPA21-009

File SPA21-009
Site Plan Control Application
1146-1156 Byron Baseline Road

We have several concerns regarding the proposed development of the site.

First, there doesn't appear to be sufficient parking for the number of units proposed, particularly the units at the front. Each unit should have two of its own parking spots, plus spaces for visitors.

Second, we are concerned that the images presented in the notice "may change". The document does not set out how and why the proposal could change. It is difficult to comment on something that is not in a final state.

Third, although the developer has reduced the scale of the buildings somewhat, the overall footprint of the development has increased. The footprint of the proposal has always been a major concern of residents in the area. The developer is trying to put far too many units on the site, and this continues to be a concern.

Sincerely,

Margaret Costello & Robert Toft
34 September Lane
London, ON N6K 3Y6

From: GREGORY THURSTON
Sent: Tuesday, March 23, 2021 9:26 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] File # SPA21-009

My name is Greg Thurston and my family and I live directly behind the vacant lot on Byron Baseline road at 18 September Lane. We fought the initial proposal and with the support of the city were successful. This second proposal is not that dissimilar to the original proposal, yet the city somehow did an about face and granted the zoning change request. Now this monstrosity that does not fit the neighbourhood is going to be built. I have a number of concerns and will address the main ones here. My first priority is the row of cedar trees that separate our property from the vacant lot. It does provide some privacy, not enough mind you, but some. What is going to happen if these trees do not survive the construction? I am requesting, in writing, a plan of action that will be implemented when and if those trees perish. A plan that will sufficiently screen my neighbours and us from this unwanted development. Also, per the city's own by-law, no equipment, digging and/or compaction may occur within 3.6 metres of these trees, who is going to monitor and enforce this by-law to ensure the health and welfare of these trees?

I have grave concerns about lighting from the parking area, the storage and collection of trash, runoff of melt water into my backyard from piled up snow, lights from vehicles shining into our backyard at all hours interfering with the enjoyment of our property among others.

I am looking forward to future meetings to discuss these concerns and the concerns of my neighbours, hopefully they don't fall on deaf ears and the city recognizes how much opposition exists regarding this development. We have said loud and clear that we are not opposed to this parcel of land being developed, we are opposed to this proposal that clearly does not fit with the existing character of the area.

Sincerely
Greg Thurston

From: Crystal Thurston
Sent: Tuesday, March 23, 2021 9:17 PM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Hopkins, Anna <ahopkins@london.ca>
Subject: [EXTERNAL] File SPA21-009 Byron Baseline Road

To whom it may concern,

My name is Crystal Thurston, and I live at 18 September Lane, directly behind the intended development.

Needless to say, I am disappointed that the application for zoning change was approved by the city. I am not entirely sure of how the process works going forward, but I am hopeful that there is room for modification of this proposal to better ensure that the development fits in with the current surroundings.

I have written twice before, so my concerns are on record, and I will not bother repeating them all in this communication. The intent of this email is to put some of my ideas in writing for the city and developer to seriously consider, along with those of my neighbours.

Footprint

One of my main concerns is regarding the footprint of the proposed development – more specifically the three storey stacked condo building. This is the primary reason that I do not like this proposal. To me, this building is too *wide* and imposing, and requires the second building of two storey townhomes to be pushed very close to the back property line. I think this will greatly impact the privacy of the adjacent properties in a negative way, as well as endanger the row of cedar trees along the fence line.

It is my suggestion that rather than this three storey building, the city and developer consider *two rows of two storey townhouses*. This would positively impact the overall appearance of the development in several ways:

- The second row of townhomes could be built further away from the back fence line to allow more privacy and protect the safety of the trees.
- These units would have garages, and therefore take away the need for a large, ugly parking lot and lighting.
- This would allow for more greenspace.
- This would be less imposing from the front view, and better fit with the surroundings.
- This would still be considered residential intensification.

Privacy

Considering the location of my own property, I am greatly concerned about the impact this development will have on the privacy of my family and that of my neighbours, and our ability to enjoy our property.

I would like to know how the developer intends on protecting our trees, protecting our privacy, and what will be put in place to ensure that this happens. How will the city ensure that they comply?

Please consider the addition of a *thicker* natural barrier around *all* sides by planting more trees and vegetation.

Parking Lot

The parking lot greatly concerns me. To me, this parking lot will be an eyesore from any direction. If it is not possible to build two rows of townhouses, and the parking lot is needed, I would like to know what will be done to protect our backyards from the light pollution of cars entering and exiting the property. Will there be a wall or fence put up to act as a barrier?

Also – will the lighting be appealing visually for a residential area, and not the tall, bright, ugly lights that are seen in many parking lots?

Garbage

I am concerned about the location of the proposed garbage bin, as it is located very close to our fence line. I am wondering what will be done to prevent the smell of garbage, garbage runoff, and vermin from entering our private space.

Can this garbage location be moved, or hidden in some way, so that it is not close to our, or our neighbours' backyard? How will the garbage be blocked from our view?

I would greatly appreciate my comments and suggestions, as well as those of my neighbours, being considered when moving forward with this development. We all care about our neighbourhood and community.

We have chosen this neighbourhood to raise our families, and spend the rest of our lives, and so we would like to feel that we are involved and valued in this process.

Thank you,

Crystal Thurston

From: Angela Robinet

Sent: Tuesday, March 23, 2021 9:31 PM

To: Vivian, Melanie <mvivian@london.ca>; Hopkins, Anna <ahopkins@london.ca>

Subject: [EXTERNAL] Planning Application - 1146-1156 Byron Baseline Rd

Hello Ms. Vivian and Ms. Hopkins;

I feel inclined to write another note to the city to further express how disappointed we are with the proposal for 1146-1156 Byron Baseline Road (file SPA21-009). It is surprising that the city is allowing a development of this size to proceed.

The current traffic flow does not warrant this many new units to occupy this property. As residents on Byron Baseline Road, we have significant concerns about safety. There are a number of families with small children in the direct vicinity of this lot. The 4-way stop is often violated (standing there for one hour will allow you to witness this).

Vehicles also drive quite quickly down this road, unfortunately, with little (to no) police presence. Also consider the fact that there is a bike lane here.

By approving this proposal, it seems like the city has either spent inadequate time assessing a development of this nature, or there is something else going on.

I am asking the city to please seriously consider the issue of safety along this very busy road. Adding 28 units will lead to even more issues. What is the city willing to sacrifice for one developer's incremental revenue?

Thank you.

Angela Robinet

From: McLay, John

Sent: Friday, March 19, 2021 10:20 AM

To: Vivian, Melanie <mvivian@london.ca>

Cc: Melinda McLay

Subject: [EXTERNAL] 1146 - 1156 Byron Baseline Road

Good afternoon,

Thank you for the notice in the mail this week. I believe the intent of the mail was a reminder that there will be a meeting in the future on the property plans for 1146 – 1156 Byron Baseline Road.

The mail contained a few images, but they were too small to provide any insight if there are new details available to the neighbourhood on Birani's sit plan. Without any new details, I can only repeat the concerns I have expressed multiple times before.

The re-zoning approval in July 2020 does not make sense. The revised plan put forward by Birani Group did not address the footprint concerns expressed by the City Of London when Birani's initial proposal was rejected in 2017. The footprint is no smaller, and likely larger now than the rejected proposal. If the proposal is a good fit, how were three provisions required? One for the height of the front row of townhomes, one for the height of the back row of town homes, and a third provision is obviously required for additional parking since we have too many people.

I am not opposed to property development, in fact, Birani does such a poor job of maintaining their property today that development will be an improvement. The design of the building is quite nice, I think Birani did a good job of the design. There are too many units for the property. Too many units impacts parking, garbage, puts environmental pressure on the surrounding vegetation and the well water source for the Heritage Property on the corner.

Also of primary concern is Birani's reliance on the existing cedars trees to provide privacy. The cedar trees do not provide privacy today after years of neglect by Birani. These trees do not and will not in the future provide privacy. An additional cedar hedge row is required to supplement the existing cedar trees.

I have attached a previous email I sent to the City; Catherine did respond to my email. At re-zoning time of my email, some of my observations of the Birani proposal were deemed to early and they would be addressed in the planning phase. I look forward to seeing how Birani and the City of London has accounted for these when the site plan is available.

Thanks,

John & Melinda McLay
14 September Lane
London, Ontario

From: Doug Landry
Sent: Wednesday, March 17, 2021 3:51 PM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Hopkins, Anna <ahopkins@london.ca>;
Subject: [EXTERNAL] File SPA21-009 (1146-1156 Byron Baseline Road)

Hi Melanie, we are writing in response to the most recent document we have received with respect to the lands at 1146-1156 Byron Baseline Road. This pertains to a Site Plan Control Application.

Last year's approval (July 2020) by the planning committee of the Zoning By-Law application of these lands appeared to many of us to lack transparency. Many of us noted that there was not a significant change in the application in 2020 compared to the previous 2017 application, as far as the footprint of this development went. Although the original 2017 proposed a 4 storey apartment building, the 2020 proposal now includes 20 - 3 story townhouse units and 8 -2 story townhouses. The overall footprint in the 2020 proposal is actually larger now than the 2017 proposal. It's hard to comprehend how our neighbouring community, the Planning department, Planning and Environment Committee and City of London lawyers and urban designer were dead set against the 2017 proposal and fought tooth and nail to have this denied. But yet the 2020 proposal appeared to seamlessly go through and be passed without a misstep. It was felt, by many, that the outcome of the July meeting was set very early on in the introductions of the meeting and throughout.

It was a very disappointing process to say the least. We have said over and over again, we have absolutely no issue with this land being developed. We feel the proposals for the use of this land, as set forth by this applicant, does not conform to the neighborhood. There are other ways this land can be infilled which would conform better to the neighborhood, ie. single floor detached condo type homes.

Having said that, we will offer the following comments for this Site Plan Control Application.

There will not be enough parking (especially in winter months) for the residents (and their visitors) which will affect the flow of traffic on an already very busy street. No amount of NO Parking or NO Stopping signs will deter people from using the street. Overflow will spill to neighbouring streets, making these streets clogged and congested.

The boundary landscaping along the East, West and South property boundaries MUST provide for better screening/privacy than what it provides for now. We face south and even with the current vegetation, we have a clear site line to the back of the houses which back on to this land, especially in the winter months. The landscaping MUST provide for privacy/screening for ALL 12 months of the year.

We are concerned with the extra strain that 28 resident dwellings will have on our sewer and water systems and especially for the heritage house who rely on well water for their supply.

We are also not comfortable that the applicant will build according to their proposal, as it states "the above images represent the applicant's proposal as submitted and **may change**"...it's the "may change" that has our neighbouring community on edge as well. They currently use the garages on this land as their warehouse and storage for building supplies for their business, where as, they had noted in their 2020 proposal that this land was vacant, except for two garages, that are **no longer in use**.

Many thanks for your time...

Kindest Regards,
Patti and Doug Landry

From: Dini
Sent: Monday, March 8, 2021 10:25 AM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Hopkins, Anna <ahopkins@london.ca>
Subject: [EXTERNAL] Site Plan Byron Baseline Road..File SPA21-009

Hi Vivian,

We are Roland and Dini Dobler and we live on 1142 Byron Baseline Road since 1971.

We would appreciate an enlarged plan of the East Part landscape drawing with details if possible.

We would also like to know if there will be a community meeting in the future about the Site Plan?

Sincerely,

Roland and Dini Dobler
1142 Byron Baseline Road.

Sent from my iPad

From: Jacquelyn Burkell
Sent: Saturday, March 6, 2021 1:18 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] SPA21-009

Hi Melanie:

We just received notice of the planning application for the property next door -- 1146-56 Byron Baseline Road. The images -- and particularly the landscape plan -- are too small to read, and I'd like access to electronic copies or to larger images, along with any other additional information that you have.

Can you provide?

Thanks,

Jacquelyn



Jacquelyn Burkell, Ph.D.
(Acting) Associate Vice President (Research)
Research Western
Western University
Support Services Building. Room 5186
London, ON, Canada
e.
t.
w. www.westernu.ca/research

From: Barb Botten
Sent: Monday, April 12, 2021 11:18 AM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] RE: 1146-1156 Byron Baseline Road

Thanks Melanie.
Once there is something to report, can you let me know?
Barb
Barb Botten
Editor/Publisher/Owner
Villager Publications
www.villagerpublications.com

Community Meeting
1146-1156 Byron Baseline Road
April 22, 2021 @ 6:30pm
Questions & Answers

Question/Concern	Answer/Comment	Contact for more information
Traffic volume and speeds area already high. How will the City manage this increase?	Speeding concerns are best addressed with the London Police.	Visit the Traffic and Road Safety page to find a contact form the bottom left or call the non-emergency number 519-661-5670.
How will cyclists be protected considering the increased traffic?	- Our staff did not cite a concern between the cycling infrastructure in the area and the proposed development.	
Vehicles don't come to a full complete stop at Griffith St, how will this be managed?	Traffic concerns are best addressed with the London Police.	Visit the Traffic and Road Safety page to find a contact form the bottom left or call the non-emergency number 519-661-5670.
Visually will look out of place, single floor detached condo type would be better fit.	- Use, Intensity & Form was evaluated as part of the Zoning By-law Amendment	

Question/Concern	Answer/Comment	Contact for more information
	Application. The proposed use is consistent with The London Plan and 1989 Official Plan policies.	
Proximity to surrounding homes. Is there any way to adjust this?	The Zoning By-law provides for setbacks. The setbacks proposed comply with the Zoning By-law and have been established.	
Seems there is a lack of visitor parking, who will be forced onto neighbourhood streets where vehicles are speeding and will cause additional congestion.	The parking requirements for the site a meeting the regulations of the Zoning By-law. Visitor Parking is also provided on-site which meets the requirements of the By-law.	Speeding concerns are best reported to the LPS. Visit the Traffic and Road Safety page to find a contact form the bottom left or call the non-emergency number 519-661-5670.
Where will garbage be stored and collected?	Per Council direct, the proposed garbage location is in the middle of the site and will be stored in a deep well waste storage system.	
Lack of trees in front of building to help disguise appearance. Will additional landscaping be provided?	Landscaping is meant to compliment the building and to work together to create an interesting streetscape. Currently there are four (4) trees proposed to be planted in front of the building along with other landscaping.	
Lack of vegetation to provide privacy to surrounding homes. How is this being addressed?	Per Council direction, enhanced landscaping will be considered along the east, west and south property boundaries.	
Will there be inspections during the build process?	The Building Department will be completing inspections during the construction of the building. Following completion of construction, the Development Compliance team will conduct a site visit to ensure the site was constructed in accordance with the approved construction plans from the site plan process.	
Why did the proposal change? 2017: 4 storey building. 2020: 20-3 story townhouse units and 8-2 story town houses.	The first application in 2017 was not supported by staff because it was not consistent with the Provincial Policy Statement and did not conform to the 1989 Official Plan nor The London Plan. The application was appealed by the applicant for	

Question/Concern	Answer/Comment	Contact for more information
	<p>non-decision and was heard at the Local Planning Appeal Tribunal. The appeal was refused.</p> <p>The second application in 2020 was support by staff as it was consistent with the Provincial Policy Statement, 1989 Official Plan and The London Plan. The application was then approved by Council.</p>	
<p>Additional strains will be placed on sewer and water systems with increased residents, concern especially for heritage homes who rely on well water. How will this be managed?</p>	<p>Through the review process, Development Services – Engineering will review the submitted proposals and ensure it complies to City Standards.</p> <p>For the homes who rely on well water, a Hydrogeological Study was submitted and is currently being reviewed by staff. There is also a Holding Provision (h-183) to ensure that development will not have any negative impacts on the groundwater in the area, with specific attention given to any negative impacts on existing wells, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the h-183 symbol. Any recommendations contained therein shall be incorporated into the development agreement.</p> <ul style="list-style-type: none"> • 	
<p>Design plans may change, how will community be updated?</p>	<p>There may be minimal changes however, the overall site layout and design is in place.</p> <p>As per the Holding Provision (h-5) a public site plan</p>	

Question/Concern	Answer/Comment	Contact for more information
	meeting is required to be held where the most recent plans will be circulated in advance of the Notice of Public Meeting.	
Will wood-on-wood fencing be installed around the property?	If one is installed, it could impact the root zone of the existing vegetation. This can be considered, however it is noted that it may result in the removal of existing landscaping.	
How will surrounding homes be protected from light pollution, from cars entering/exiting the property as well as lighting for the property?	As part of a complete application, a photometric plan has been submitted to evaluate any light trespass on existing properties. The photometric plan does not take into account the hedges and landscaping which will help mitigate any light trespassing.	
What were the Urban Design Peer Review Panel recommendations? How many times does the application go to the Urban Design Peer Review Panel?	Recommendations from the Urban Design Peer Review Panel included positive feedback regarding the continuous frontage along the Byron Baseline Road with the typical setback of existing buildings and the screening of parking; exploring options to develop the exterior elevations; include an amenity space with a gazebo to be more integrated with the trees and landscaping along the lot line to buffer it from the parking; provide landscaping to enhance tree planting along south, east and west property boundary; provide landscaping between the building and the street; and consideration of different hard surface materials. The application is only required to be heard at the Panel once.	
Provide elevations showing the sides of the proposed buildings	Elevations showing all four (4) sides of the proposed buildings are required as part of the Site Plan Approval process.	
Rental units or owned units?	City staff are not involved with this process. As mentioned by the applicant, it is unknown at this time.	

Question/Concern	Answer/Comment	Contact for more information
<p>The row of cedars at the rear are not in the best of health. What is going to happen to the cedar hedge? What would replace the hedges?</p>	<p>Tree protection fencing is being installed around the property to protect the cedars during construction. Staff will also explore opportunities to include special provisions in the Development Agreement regarding the cedars.</p> <p>There are challenges with planting mature trees as they don't always take. This is also something to be explored as a special provision within the Development Agreement.</p>	
<p>Screening the vegetation would provide during the non-summer months</p>	<p>Increased planting along the property line that provides screening at the ground level can be explored as an option. Staff will take this into consideration during the review process.</p>	
<p>What is the proposed fence around the property?</p>	<p>No fencing is proposed. The fencing shown on the plans indicate the tree protection fence. The fence would be removed following the construction and would be in place prior to any construction starting on site. It is noted that sediment and erosion control measures are also in place to protect neighbouring properties along with the trees.</p>	
<p>The existing trees and hedge at the rear do not provide privacy at the right level and are not in good health.</p>	<p>Staff are still working with the applicant through the process. Additional landscaping is being taken into consideration along this property edge to provide for additional privacy. At the time of construction, work will be required to be completed in accordance with the accepted plans.</p>	
<p>Are the trees in the southwest corner being retained? Specifically, the walnut trees.</p>	<p>Two (2) black walnuts are proposed to be removed due to the proposed development. The remaining 7-8 walnuts are being retained.</p>	
<p>How tall is the retaining wall? Any further details on the retaining wall?</p>	<p>At the lower point, the retaining wall is 1-1.5 metres in height and is proposed along the rear of the townhouse dwellings. The</p>	

Question/Concern	Answer/Comment	Contact for more information
	retaining wall is being used to control the ground on abutting properties. From the abutting properties at the rear, the retaining wall will not be visible (as it will be lower).	
Concern for parking overflow on neighbourhood streets.	The proposed development complies with the Zoning By-law in terms of parking. All parking can be accommodated on site.	
Where will the snow storage location be?	This will be addressed throughout the process. Staff have provided comments to the applicant to confirm the snow storage location.	
Is the easement through the site a City-owned easement?	Yes, the easement underneath the parking location is a City-owned easement.	
Liked the cedars and the proposed green area and happy with the landscaping proposal.	Noted.	
Concern for reduced property values associated with the possibility of rental housing or subsidized housing.	This is not within the scope of development application review.	
How will the deep collection waste system impact the existing well?	The proposed deep well collection system are lower in the ground to reduce the well. For the existing well in close proximity, a hydrogeological study has been submitted and is currently being reviewed by staff. The deep collection waste system is encased to mitigate any leeching and keeping it contained.	
How will the traffic and headlights of cars coming in will impact the existing dwellings at the rear?	Enhanced landscaping is being provided along the rear property line to help mitigate any headlights on the abutting properties. The parking area is currently setback 5.9 metres from the property line to assist in reducing the impacts of headlights on the abutting properties.	
Why is there the need to have the deep garbage well when you have others paying taxes for garbage collection? Why can't the	The garbage chutes for these types of developments do not work as each unit is individual, there is no common hallway element like	

Question/Concern	Answer/Comment	Contact for more information
stacked townhomes keep it internally to the building then bring it out to the road on garbage day?	in an apartment building. Should each unit have to put their garbage out at the road, there would be 28-units worth of garbage at the road which would not be visually appealing. The deep well system keeps the garbage contained internal to the site.	
What is the process from here?	<p>The item will be heard at the Planning and Environment Committee. Staff are currently targeting June 21, 2021 as the public participation meeting to satisfy the Holding Provision (h-5). A Notice of Public Meeting will be sent out to advise residents of the meeting date and time.</p> <p>Staff are still in conversations regarding the June Planning and Environment Committee meeting and we are continuing to work with the applicant with the comments provided.</p> <p>A second notice will be sent out for the Removal of Holding Provision (h-5) at a later date following the Public Site Plan Meeting.</p>	
When is construction proposed to start?	Unknown at this time. Depends on the process of the approvals and the applicant's development schedule.	

Appendix C: Agency/Departmental Comments

The following comments were provided as the first submission responses. Second submission comments are currently being completed and will be provided to the applicant prior to the Public Site Plan Meeting.



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

2186121 Ontario Inc.
1699 Jubilee Drive
London, ON N6G 5K5

March 15, 2021

Re: Site Plan Control Approval for 1146-1156 Byron Baseline Rd, London ON – File Number SPA21-009

The City's appointed officers have the following comments regarding your above Application for Site Plan Control Approval. The Applicant is to provide a response to all City comments and submit it with their next Site Plan Control Approval submission:

Please see enclosed: Memos from Canada Post, London Hydro & Bell Canada.

General Comments:

1. The applicant is highly encouraged to hold a Community Information Meeting prior to the public participation meeting at the Planning and Environment Committee. Development Services staff can be present at the meeting for questions, but the onus is on the applicant to hold the meeting.
2. The road widening dedication is required to be completed prior to site plan approval.
3. Parkland dedication, in the form of cash-in-lieu, is required prior to site plan approval at a rate of \$1150 per unit (\$32,200) (2021 Rate)
4. Provide a completed Accessibility Checklist. The provided checklist was checked off as N/A throughout. There are components of the checklist applicable to the subject lands.
5. See attached memo from London Hydro. A blanket easement is required.
6. Please note that if the development is for rental housing purposes then the DC is deferred over 6 annual installments. An Alternative Payment Agreement (APA) would be needed to pay the DC at time of permit issuance. Please confirm as part of your next submission.
7. Ensure all plans match with the second submission.
8. The holding provisions are required to be removed as part of a separate application. Please submit the holding removal application to Bruce Page, Manager Development Planning.

Response:

Site Plan Comments:

1. See attached red-line drawing.
2. Remove the "existing" layer from the Site Plan.
3. Provide dimensions to the following:
 - Lot width
 - Lot depth
 - Garage and driveway width
 - Parking stall widths
4. As per Council Resolution, the concrete pad for waste collection should be a deep well waste system. Please provide a detail of the deep waste collection system. Please note that if the applicant is looking for City collection of garbage, our trucks can only collect EnviroWorx or Earth Bin deep waste bins. Recycling will need to be hired privately as our contract with Miller Waste does not include deep waste collection.
5. Provide two (2) more parking stalls to accommodate the required barrier-free spaces. One Type A and one Type B space is required. See attached red-line drawing. Dimension the proposed barrier-free stalls and indicate the location of the barrier-free parking signs. Refer to Figure 7.1 and 7.2 in the Site Plan Control By-law for further details on the barrier-free spaces.
6. Demonstrate a viable fire route in accordance with the Site Plan Control By-law.
7. Visitor parking spaces are required at a rate of 1 space per 10 units. The visitor parking is included in the overall parking total. Identify on the plan which spaces will be for visitor parking.
8. Consider removing the sidewalk adjacent to the retaining wall and add a grassed or landscaped area. The sidewalk currently leads to nowhere.
9. Indicate on the site plan the front walkways to access the units.
10. Identify the proposed snow storage location on the site plan.
11. To provide for full accessibility, the sidewalk width is to be 2.1m where parking abuts the sidewalk.
12. Provide details on the proposed gazebo to ensure zoning compliance. Refer to Section 4.1 of the Zoning By-law for the Accessory Uses regulations.
13. Provide a setback to the closest townhome patio (from the nearest property line) to ensure

compliance with the Zoning By-law. Additionally, confirm if the patios are to be at grade or raised.

14. Identify the proposed Canada Post mailbox location on the site plan.

15. Provide a curb at the end of the driveways.

Response:

Landscape Comments:

The City Landscape Architect has reviewed the Proposal Summary for the above noted address and provides the following comments consistent with the Official Plan, applicable by-laws, City design requirements and specifications:

1. Clarification is required on protective measures for the row of cedars growing along the southern property line. The Tree Preservation Plan indicates that the hedge is 3.5m wide yet the tree protection fencing is to be installed at 2.5m. Will the fencing be installed at the dripline of the trees? Or within the foliage?
2. During installation of all tree protection and silt fencing along this row of cedar trees, roots need to be located by hand digging or low pressure hydro-vac/compressed air. Roots need to be hand pruned to the face of excavation or fence alignment to leave a clean-cut surface. Include in construction notes
3. Reminder, no tree removals arising from demolition, construction, or any other activity shall take place on the subject property prior to Site Plan Approval.
4. On the landscape plan:
 1. Replace *Euonymus alatus* and *miscanthus sinensis*. Both plant species are included on the OMNR and MNRF Alert Species List.
 2. Consider replacing juniper with a native species that supports pollinators.
5. To meet Council's resolution for enhanced landscaping along the East, West and Southern property lines a row of dogwoods is proposed adjacent to the northside of the row of existing cedars. The dogwoods are not by definition trees and do not meet the Site Plan Control Bylaw requirements for tree planting. It is very improbable that the dogwoods would survive in this restricted location between the new retaining wall and the cedars. As an alternative to the dogwood planting, the hedge should be augmented with cedar infill planting in gaps and to replace damaged or sick trees. As compensation for the lack of planting along this property line, additional trees could be planted along the west, east and north property lines.

Response:

Building Design Comments:

1. Provide matching site plan, elevation and landscape drawings and show all proposed elements on all plans.
2. Are the doors, on the elevations along Base Line Road, below the steps a drawing error?

Response:

Engineering Comments:

See attached red line drawing.

GRADING COMMENTS:

1. The ultimate property line/boulevard to be graded to accommodate the future Byron Baseline Road widening of two through lanes, turn lane, bike lane, C&G, and sidewalk; Provide the draft cross section. City of London Standard 9.3.1, "Subdivision Grading along Arterial Roads" Figure 9.1 shall be used to establish these grades.
2. Please show the existing CL of Shore Road elevations on grading plan and ensure proposed building opening elevation is min 300mm higher than CL of road elevations.
3. Roof water leaders should be identified on the drawings.

SERVICING COMMENTS:

4. Services fronting stacked townhouses are designed too close to the property line. It appears that all services cannot be maintained without interrupting and encroached on the future R.O.W. Ensure construction/future maintenance of water service and Sanitary PVC wont impact city boulevard.
5. The proposed 200mm PDC connected directly to the 200mm main sewer on Byron Baseline Rd will not be acceptable as depicted in submitted site plan drawing. As per City standard 200mm PDCs for Multi-Family to be connect to main sewer at maintenance holes.
6. The 250mm storm connection to the 1200mm storm sewer should be revised to provide a perpendicular connection.

7. MH shall not be installed over sidewalk for pedestrian. Sidewalk for pedestrian should AODA compliance.
8. As per City Standards inspection maintenance hole is required downstream of proposed OGS unit.
9. Confirm that the properties do not have an existing water service or well on site. If they do, please abandon water service to city standards and/or MOECP guidelines.
10. Proposed water valve at property line can be removed as there is already a valve at the tapping sleeve and valve.
11. Ensure meter pits for the 3 storey stacked townhouse are to have adequate separation from the stairs. Curb stops may need to be relocated as well.
12. Ensure curb stops are a minimum 3.0m from the face of the building.
13. Provide crossing clearances for the proposed water service over the 600mm watermain and sanitary sewer on Byron Baseline.
14. Avoid placing trees on top of services.

SWED COMMENTS:

15. As per City Standards, all site plan blocks are to be self-contained. Drainage area U201 should be revised and the report and servicing updated. Roof drainage should be directed internally and controlled on site.
16. As per the MECF Stormwater Management Planning and Design Manual, a minimum setback of 4 metres should be provided from building foundations and infiltration measures. SWED would suggest a more standard swale with catchbasins and storm sewer be proposed to service the southerly portion of the property.
17. Post development time of concentration should be revised. Figure 5.3 shall be used to establish the time of concentration for any site uses other than single family residential.
18. As per City Standards and in order to properly inform the grading plan, the consultant is to include all existing and proposed major overland flow arrows on all grading drawings. The grading plan should clearly indicate the safe conveyance of major overland flows in and off the site.

TRANSPORTATION COMMENTS:

19. TMP is acceptable
20. Applicant is required to register a draft reference plan and dedicate land for the required widening as shown on the plans. Dedication requirements to achieve 18.0m from centreline a widening dedication of 7.942m is required along Byron Baseline Road. Prior to depositing the plan, please provide a draft Reference Plan to Development Services for review.

Response:

Notwithstanding the above comments, nothing referenced herein shall contravene the Ontario Building Code.

Please include with the next submission:

- 1 x Site Plans
- 1 x Engineering Plans
- 1 x Landscape Plans
- 1 x Elevations
- 1 x Cost Estimates
- 1 x Update Reports
- 1 x Digital Copy of Submission (pdf)
- 1 x Response to Comments

Should you have any questions regarding your request for site plan approval please contact myself at 519-861-2489 x 7547 or mvivian@london.ca.

Yours truly,



Melanie Vivian
Site Development Planner

Appendix D: Zoning, The London Plan and 1989 Official Plan



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



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

FILE NO:

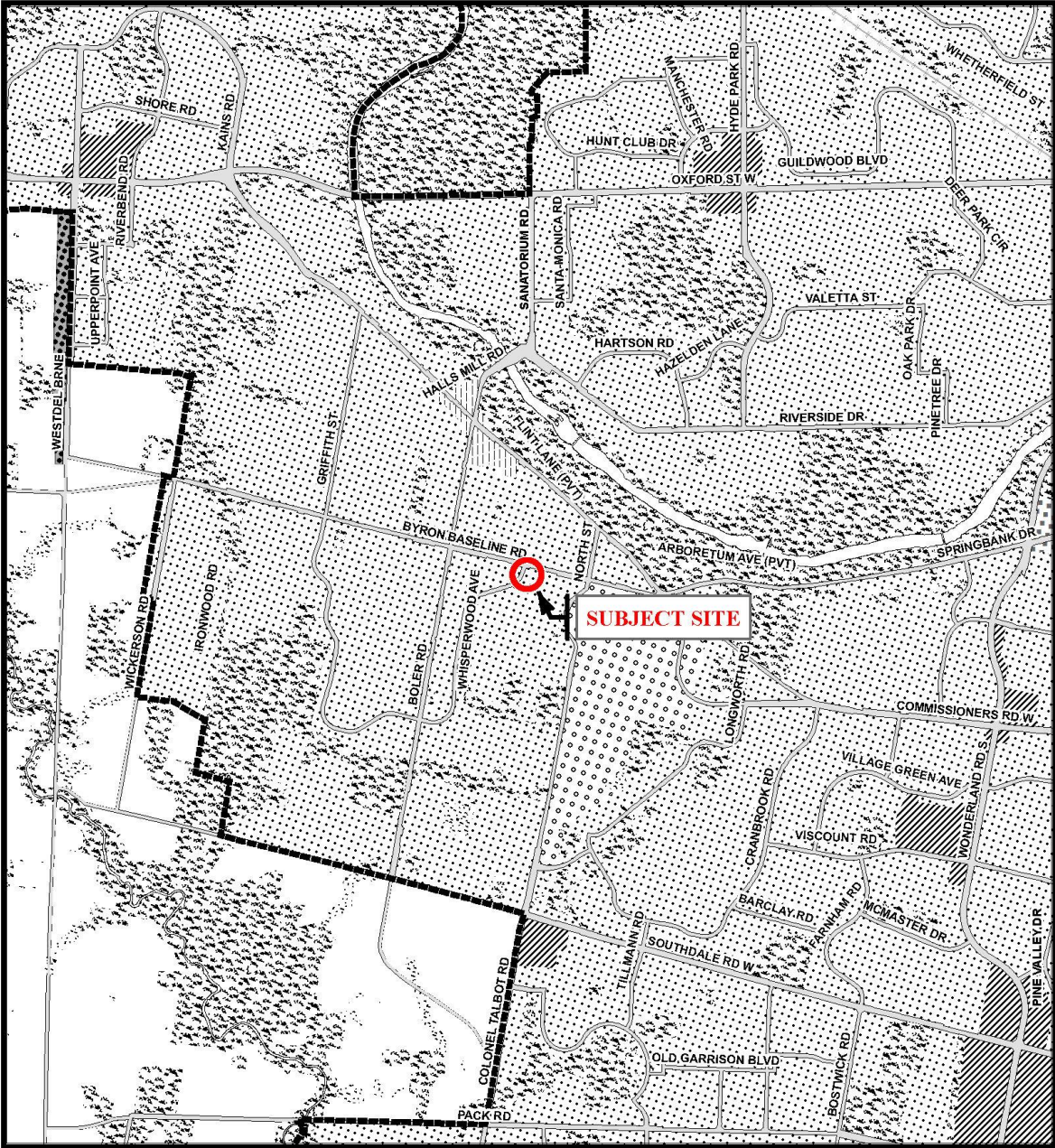
SPA20-009 MV

MAP PREPARED:

2021/06/02 RC

1:1,250

0 5 10 20 30 40
Meters



Legend

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

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

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

CITY OF LONDON

Planning Services /
Development Services

LONDON PLAN MAP 1

- PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000

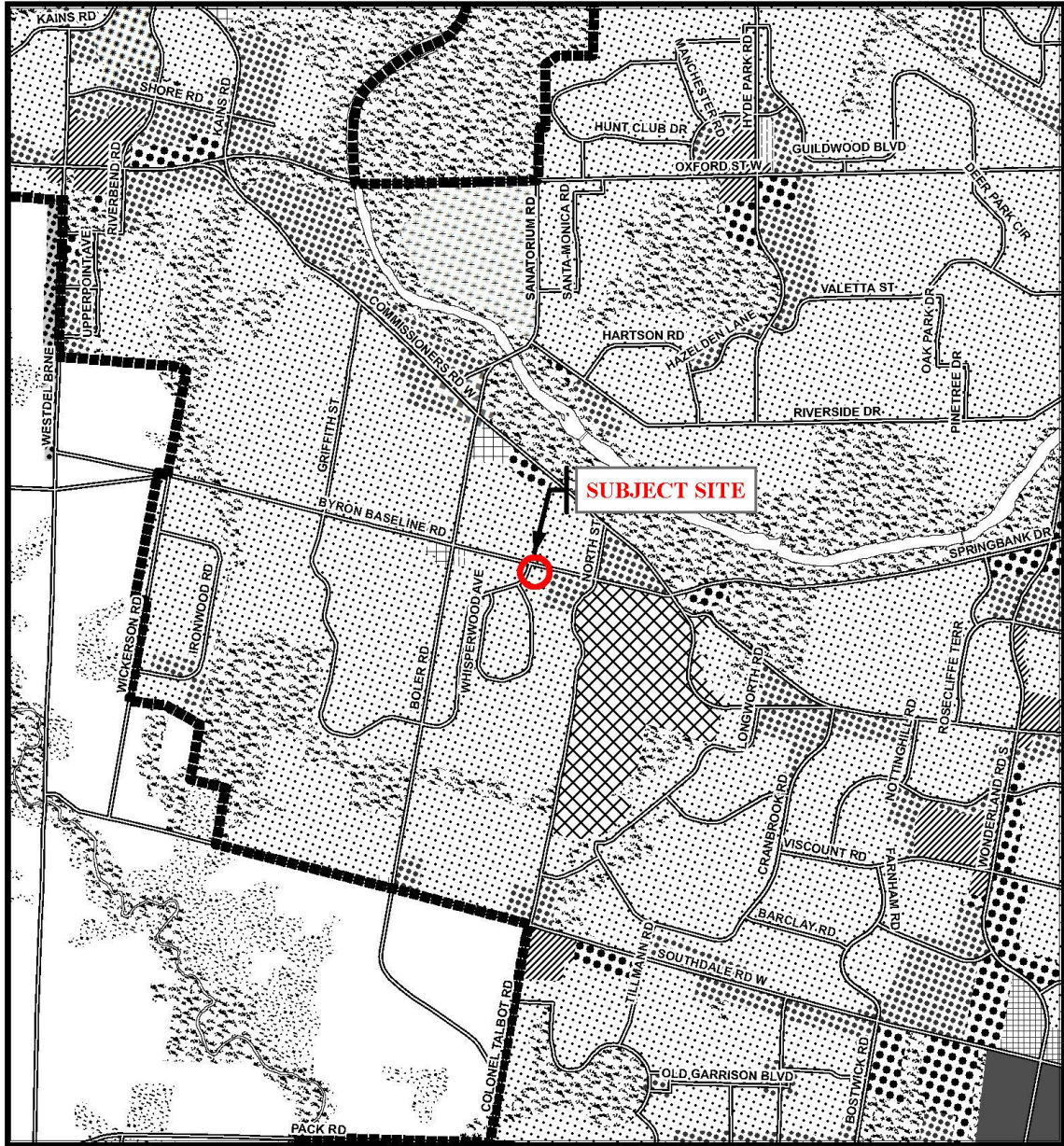


File Number: SPA20-009

Planner: MV

Technician: RC

Date: June 2, 2021



Legend

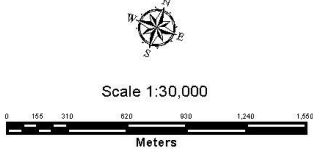
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format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

CITY OF LONDON

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OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: SPA20-009

PLANNER: MV

TECHNICIAN: RC

DATE: 2021/06/02