

## 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:** Four Fourteen Inc.  
414-418 Old Wonderland Road  
Public Participation Meeting

**Date:** July 26, 2021

## Recommendation

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application of Four Fourteen Inc. relating to the property located at 414-418 Old Wonderland Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 10, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London, to change the zoning of the subject property **FROM** a Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone, **TO** a Residential R5 Special Provision (R5-7( )) Zone and an Open Space (OS5) Zone;
- (b) **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) Board on board fencing along the east, north and south property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;
  - ii) Ensure naturalization with feature restoration and compensation is required to be completed by the landowner in accordance with the mitigation measures in the recommendations of the Environmental Impact Assessment and City Ecologist;
  - iii) Ensure that in the development agreement it is clear that the restoration and compensation areas are to be protected in a natural state and not manicured.
  - iv) A small berm should be created along the edges of the storage area to direct flows back to the road surface and not towards the pond feature to the north.
- c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application.

## Executive Summary

### Summary of Request

The owner has requested to rezone the subject site to permit the development of a cluster townhouse/cluster stacked townhouse development with 13 cluster townhouses and 8 cluster stacked townhouses (16 units) for a total of 29 units.

### Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit a cluster townhouse/cluster stacked townhouse development with 13 cluster townhouses and 8

cluster stacked townhouses (16 units) for a total of 29 units. The following special provisions would facilitate the proposed development with a reduced parking rate for cluster stacked townhouses from 1.5 spaces per unit to 1.0 spaces per unit totalling 8 spaces for these 8 units, and reduced rear and interior yard setbacks for decks from 6.0m to 3.0m. The recommended action will also provide additional protection to the ecological features and functions associated with the woodland and pond feature. A special provision is also required for the 4,000m<sup>2</sup> minimum area of the Open Space (OS5) Zone as the area proposed is less at 764m<sup>2</sup> on the site which addresses the EIS issues.

### **Rationale of Recommended Action**

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family Medium Density Residential designation and Environmental Policies;
4. The recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of development.
5. The subject lands represent an appropriate location for intensification in the form of townhouses, at an intensity that is appropriate for the site and surrounding neighbourhood.

## **Linkage to the Corporate Strategic Plan**

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

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

B.025/17 – In 2017 a consent was granted for 414 Old Wonderland Road to sever from a larger parcel of land under separate ownership.

#### **1.2 Property Description**

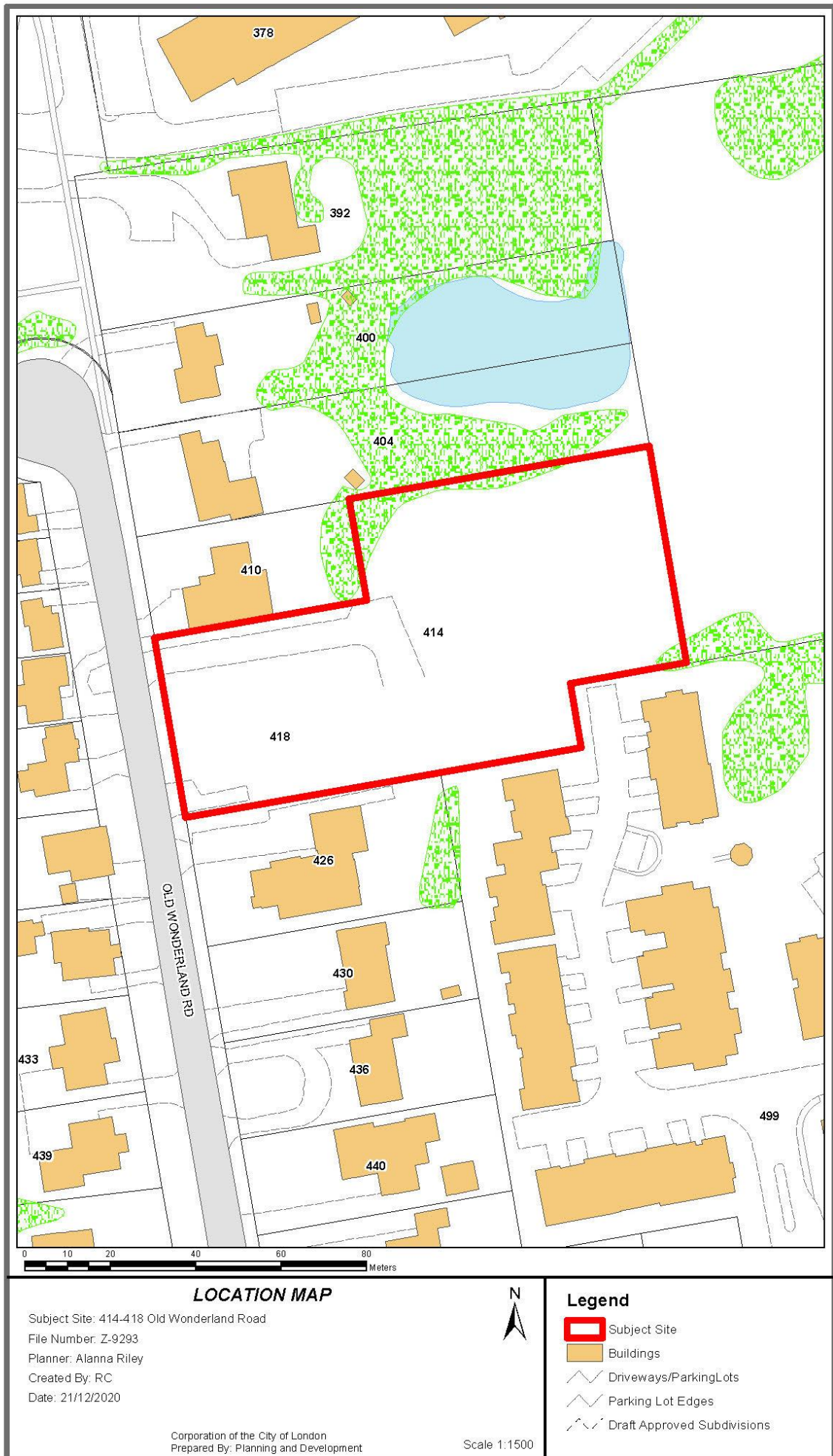
The subject site is located between Springbank Drive to the north, Teeple Terrace to the south, on the east side of Old Wonderland Road. The site has a frontage of approximately 42.7 metres and a total area of 0.65 hectares, and is irregular in shape. The subject site is currently vacant.

A woodland and pond feature are located directly to the north of this site. An Environmental Impact Study was submitted and accepted by the City's Ecologist to ensure the proposed development will not impact these areas, including appropriate setbacks and a compensation area.

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

- Official Plan Designation – Multi-Family Medium Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone

## 1.4 Location Map



## 1.5 Site Characteristics

- Current Land Use – Vacant
- Frontage – 42.68 metres
- Depth – n/a
- Area – 0.65 hectares
- Shape – Irregular

## 1.6 Surrounding Land Uses

- North – single detached dwellings, apartment buildings, woodland, wetland
- East – vacant residential land, cluster townhouses
- South – single detached dwellings, cluster townhouses
- West – singlet detached dwellings, cluster residential

## 1.7 Intensification

The proposed 29 residential units represent intensification within the Primary Transit Area and the Built-Area Boundary.

## 2.0 Discussion and Considerations

### 2.1 Original Development Proposal (December 2020)

In December 2020, the City accepted a complete application that proposed a cluster townhouse development consisting of 13 cluster townhouses and 8 cluster stacked townhouses, for a total of 29 units, and 49 parking spaces.

### 2.2 Revised Development Proposals (June 2021 and July 2021)

In February 2020, the applicant requested a revision to the application in response to concerns raised by City staff and the public, and slight design modifications to address technical site design requirements including parking. The revised proposal did not change the number of units, however it specifically addressed a reduction in parking and reduced setbacks for decks. A further revised site plan was submitted July 2021 to clearly outline the woodland and compensation area to be zoned Open Space (OS5).

### 2.3 Original Requested Amendment (December 2020)

The applicant originally requested to change the zoning on the subject site from a Residential R1 (R1-10) Zone and an urban Reserve (UR1) Zone which permits single detached dwellings and existing single detached dwellings to a Residential R5 Special Provision (R5-7( )) Zone to permit cluster townhouses and cluster stacked townhouses with a maximum density of 32 units per hectare and a maximum height of 12.0 metres. The R5-7 Zone permits cluster townhouses and cluster stacked townhouses with a maximum density of 60 units per hectare and a maximum height of 12.0 metres.

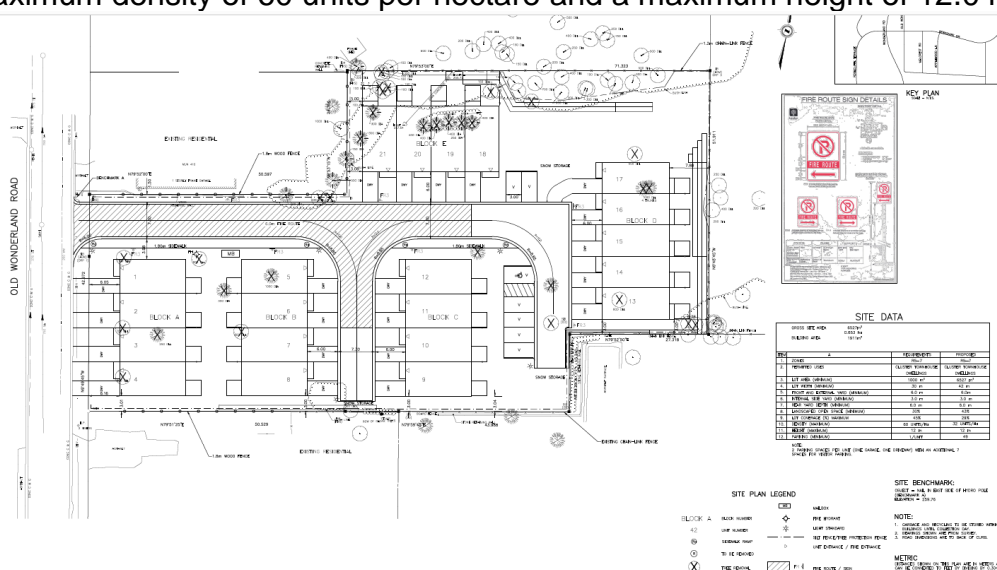


Figure 1: Original site concept plan (December 2020)



## 2.4 Revised Requested Amendment (June 2021/July 2021)

In June 2021, the applicant requested a revision to the application in response to concerns raised by City staff and the public, to address minor adjustments in the design, and include special provisions for a specific reduced parking rate for cluster stacked townhouses and for reduced setbacks for the decks. Further to this a follow up site plan was submitted to include the Open Space (OS5) Zone for the woodland area and compensation area determined through the Environmental Impact Study and requested by the City's Ecologist. This also required a special provision for a setback from the Open Space (OS5) Zone for decks and buildings.

The recommended special provisions are a reduced parking rate for stacked townhouses from 1.5 spaces per unit to 1.0 spaces per unit totalling 8 spaces for these units, a reduced rear and interior yard setbacks for decks from 6.0m to 3.0m, a 0.0m setback for decks and buildings from the Open Space (OS5) Zone, and a lot area reduction in the Open Space (OS5) Zone from 4,000m<sup>2</sup> to 764m<sup>2</sup>.

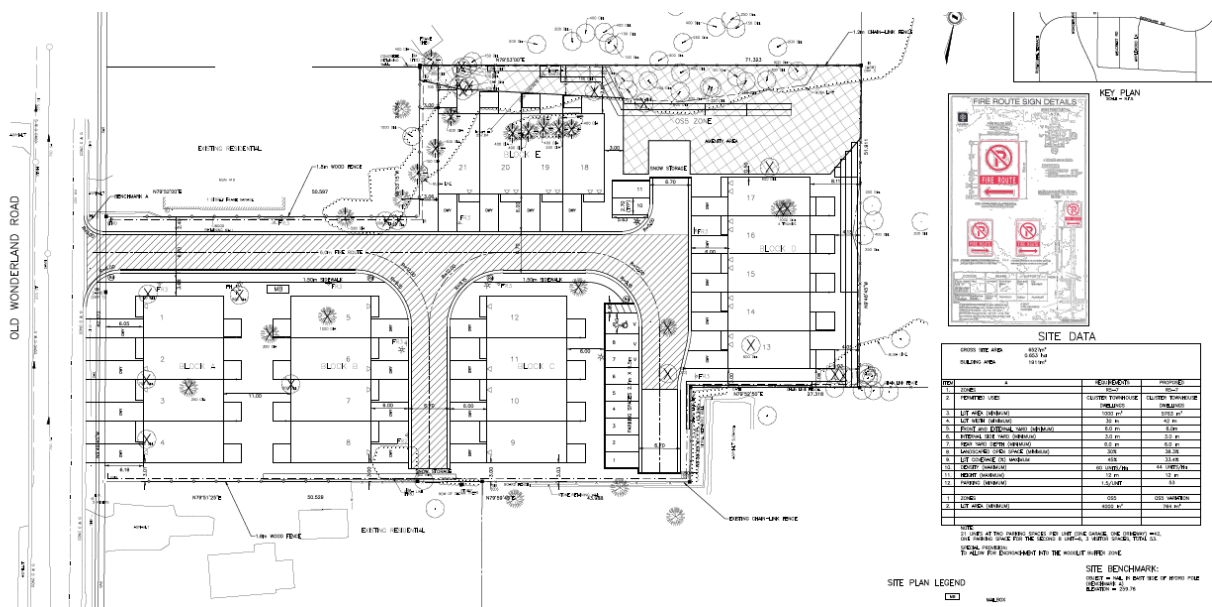


Figure 2: Final Revised site concept plan (July 2021)



Figure 3: Rendering looking north east



Figure 4: Rendering looking south east

## 2.5 Community Engagement (see more detail in Appendix B)

Twelve written responses were received, which will be addressed later in this report. The primary concerns were related to:

- The proposed built form/density are not in keeping with the area
- Environmental impacts
- Loss of trees on the site
- Increase in traffic
- Ownership tenure of new units
- Decrease in property value
- Lighting, privacy, noise
- Parking
- Drainage

Also, the applicant hosted a virtual community meeting. The purpose of the meeting was to provide the community with information with respect to this application. Thirteen members of the community attended the community meeting. The applicant provided a presentation on the proposed development and answered questions relating to the proposal.

## 2.6 Policy Context (see more detail in Appendix C)

*Provincial Policy Statement, 2020*

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3). As well, the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (1.4.1).

The PPS protects natural features and areas for the long term. Development and site alteration shall not be permitted in significant wetlands or significant woodlands. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Development and site alteration shall not be permitted on adjacent lands to these natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. (2.1 Natural Heritage – 2.1.1, 2.1.4, 2.1.5, 2.1.7 and 2.1.8).

### *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 (Policy 54\_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the Plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to become one of the greenest cities in Canada by:

- Strengthen our urban forest by monitoring its condition, planting more, protecting more, and better maintaining trees and woodlands. (Key Direction #4, Direction 10)

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward; and,
- Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (Key Direction #5, Directions 1, 2, 4 and 5).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Protecting what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.
- Integrating affordable forms of housing in all neighbourhoods (Key Direction #7, Directions 5 and 10).

Lastly, The London Plan provides direction to make wise planning decisions by:

- Plan for sustainability – balance economic, environmental, and social considerations in all planning decisions. (Key Direction #8, Direction 1).

All planning and development applications will conform with the City Design policies of The London Plan. All planning applications are to be evaluated with consideration of the use, intensity and form that is being proposed, subject to specific criteria set out in the Plan (Policy 1578\_).

Residential intensification is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize the vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. Such intensification must be undertaken well in order to add value to neighbourhoods rather than undermine their character, quality, and sustainability (Policy 937\_).

In addition to The City Design policies of this Plan, residential intensification projects are



subject to additional urban design considerations (Policy 953\_). New proposals must clearly demonstrate that the proposed intensification project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood. The Plan evaluates compatibility and fit from a form perspective against a specific list of criteria to help ensure it is in keeping with the character of the surrounding neighbourhood.

Compatibility and fit will be evaluated on matters such as, but not limited to, site layout, building and main entrance orientation, building line and setback from the street, character and features of the neighbourhood, height and massing. The intensity of the proposed development will be appropriate for the size of the lot such that it can accommodate such things as driveways, adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas (Policy 953\_).

The site is in the Neighbourhoods Place Type on a Neighbourhood Street, as identified on \*Map 1 – Place Types and Map 3 – Street Classifications. Permitted uses within this Place Type include a range of low rise residential uses, such as townhouses, stacked townhouses, triplexes, fourplexes, and low-rise apartments (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). The minimum permitted height is 1 storey, and the maximum permitted height is 2.5 storeys. (\*Table 11 – Range of Permitted Heights in Neighbourhoods Place Type).

The Environmental Policies of this Plan require the submission of environmental impact studies to determine whether, or the extent to which, development may be permitted in areas within, or adjacent to, specific components of the Natural Heritage System. They will confirm or refine the boundaries of components of the Natural Heritage System, and will include conditions to ensure that development does not negatively impact the natural features and ecological functions for which the area is identified. (Policy 1431). The City will require that an environmental impact study be completed to its satisfaction, and in accordance with provincial policy, in consultation with the relevant public agencies prior to the approval of a planning and development application, where development or site alteration is proposed entirely or partially within the distances adjacent to Natural Heritage System components set out in \*Table 13 – Areas Requiring Environmental Study (Policy 1432\_). Development or site alteration on lands adjacent to features of the Natural Heritage System shall not be permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Policy 1433\_).

#### *1989 Official Plan*

The subject site is designated Multi-Family, Medium Density Residential in accordance with Schedule 'A' of the 1989 Official Plan. The Multi-Family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential (3.3). Multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged may be permitted (Section 3.3.1.).

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development. Height will be limited to four storeys however, in some instances may be permitted to exceed this limit, if determined through a compatibility report. Generally developments will not exceed 75 uph (Section 3.3.2).

Proposals for development within the Multi-family, Medium Density Residential designation are subject to a Planning Impact Analysis as set out in Section 3.7 of the Official Plan.

The site is identified as having a small portion of woodlands on site and adjacent to a woodlands area in the 1989 Official Plan on Schedule B-1 Natural Heritage. Also, a pond feature is identified on the site to the north on Schedule B-2 Natural Resources and Natural Hazards. The Environmental Policies of this Plan require the submission of



environmental impact studies to determine whether, or the extent to which, development may be permitted in areas within, or adjacent to, specific components of the Natural Heritage area. The City will require that an environmental impact study be completed to its satisfaction, and in accordance with provincial policy, in consultation with the relevant public agencies prior to the approval of an Official Plan amendment, Zoning By-Law amendment, subdivision application, consent application or site plan application, where development is proposed entirely or partially within the distances adjacent to Natural Heritage System components set out in Table 15-1. (15.5.1)

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

There are no direct municipal financial expenditures associated with this application.

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

Through an analysis of the use, intensity and form, Staff have considered the compatibility and appropriateness of the requested amendment and proposed development, as shown in the revised concept plan, with the subject lands and within the surrounding neighbourhood.

#### **4.1 Issue and Consideration #1: Use**

*Provincial Policy Statement, 2020*

The PPS encourages an appropriate affordable and market-based range and mix of residential types, including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons to meet long-term needs (1.1.1b)). The PPS also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1e)).

The PPS directs settlement areas to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation and are transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

*The London Plan*

Policy 916\_3 of the Neighbourhoods Place Type identifies key elements for achieving the vision for neighbourhoods, which includes a diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so. Furthermore, policy 918\_2 states that neighbourhoods will be planned for diversity and mix and should avoid the broad segregation of different housing types, intensities, and forms. The development of the proposed cluster townhouse development would contribute to a mix of housing types, providing more intrinsically affordable housing options.

The subject site is in the Neighbourhoods Place Type of The London Plan fronting on a Neighbourhood Street. Table 10 – Range of Permitted Uses in Neighbourhoods Place Type, shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type, by street classification (Policy 921\_). At this location, Table 10 would permit a range of a range of low rise residential uses including single, semi-detached, duplex, triplex, and fourplex dwellings, and townhouses (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). However stacked townhouses are directed to either sites fronting onto a Neighbourhood Connector.

The proposed cluster townhouses conform to the contemplated range of uses. And while the proposed stacked townhouse use does not conform to Table 10, \*Map 1 – Place Types which designates these lands as the Neighbourhoods Place Type is currently under appeal. Accordingly, these policies are informative but are not determinative and cannot be relied upon for the review of the requested amendment as the policy framework for this site is in a period of transition between the 1989 Official Plan and The London Plan.

#### *1989 Official Plan*

The 1989 Official Plan supports the provision of a choice of dwelling types so that a broad range of housing requirements are satisfied (Section 3.1.1 ii)). The subject lands are designated Multi-family, Medium Density Residential in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-family, High Density Residential designation (Preamble Section 3.3 – Multi-family, Medium Density Residential). The primary permitted uses for the Multi-family, Medium Density Residential designation include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. (Section 3.3.1). The requested cluster townhouse development is contemplated in the Multi-family, Medium Density Residential designation in the 1989 Official Plan as a permitted use.

#### Analysis:

Consistent with the PPS, and conforming to the in-force portions of The London Plan and 1989 Official Plan, the recommended cluster townhouse development will contribute to the existing range and mix of housing types in the area, which consists of one and two-storey single detached, semi-detached, and cluster townhouse development in the immediate vicinity, with higher intensity cluster townhouses and apartments further out. The recommended amendment facilitates the development of an underutilized site within a settlement area. The proposed cluster townhouse development with 13 two storey townhouses and 8 two-storey, 16-unit stacked townhouse dwellings will provide choice and diversity in housing options for both current and future residents. No new roads or infrastructure are required to service the site, making efficient use of land and existing services. The property has suitable access to open space, transit, community facilities and convenience and shopping areas. While the recommended cluster townhouse development has a different intensity and built form than some of the existing surrounding development, the analysis of intensity and form below demonstrates that townhouses can be developed on the subject lands in a way that is appropriate for the site and adjacent neighbourhood.

#### **4.2 Issue and Consideration #2: Intensity**

##### *Provincial Policy Statement, 2020*

The policies of the PPS direct planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (1.1.3.3). The PPS is supportive of development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). Planning authorities are further directed to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as all types of residential intensification, including additional residential units and redevelopment (1.4.3b)). Densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed, are promoted by

the PPS (1.4.3d)).

### *The London Plan*

The London Plan contemplates residential intensification where appropriately located and provided in a way that is sensitive to and a good fit with existing neighbourhoods (Policies 83\_, 937\_, 939\_ 2. and 5., and 953\_ 1.). The London Plan directs that intensification may occur in all place types that allow for residential uses (Policy 84\_).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 1-storey and a maximum height 2.5-storeys is contemplated within the Neighbourhoods Place Type where a property has frontage on Neighbourhood Street (\*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). The intensity of development must be appropriate for the size of the lot (Policy 953\_3.).

While the cluster townhouse development height does conform to \*Table 11, these policies are currently under appeal and are not in force and effect. Similar to the above analysis describing the appropriateness of the “use”, the policy framework for this site related to “intensity” is in a period of transition between the 1989 Official Plan and The London Plan. Accordingly, The London Plan policies are informative but are not determinative and cannot be relied on for the review of the requested amendment.

### *1989 Official Plan*

The scale of development in the Multi-family, Medium Density Residential designation shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development. Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. Medium density development will not exceed an approximate net density of 75 units per hectare. (Section 3.3.3). Residential intensification in the Multi-family, Medium Density Residential designation is subject to a Planning Impact Analysis (PIA) on the basis of criteria relevant to the proposed change (Section 3.7.2). Relevant criteria related to the intensity of development include:

- Compatibility with surrounding land uses
- Ability of the site to accommodate the use
- The height, location and spacing of any buildings and any potential impacts on the surrounding land uses.

### *Analysis:*

The subject property is of a size and configuration capable of accommodating a more intensive redevelopment of an underutilized site within a settlement area. As the site was currently developed with two single detached dwellings, now vacant, the proposed development represents a form of intensification. Consistent with the PPS, the recommended amendment facilitates the redevelopment of an underutilized site within a settlement area. The increased intensity of development on the site will make use of existing transit services, nearby passive recreation opportunities, and public service opportunities. The subject lands are sited in an area where both the 1989 Official Plan and The London Plan direct and support residential intensification and redevelopment. The proposed revised 2-storey 13 cluster townhouses and 2-storey 8 cluster stacked townhouse development yields a density of 44 units per hectare, well within the maximum density of 75 units per hectare that can be considered under the 1989 Official Plan policies. In addition, the proposed 2-storey height is less than the maximum, supported by The London Plan and the 1989 Official Plan policies. As such, staff is satisfied the proposed intensity and scale of development is in conformity with the City's Official Plans.

The available developable area on the site is somewhat constrained by woodland and

compensation areas on and adjacent to the site. The intensity of development within the remaining developable area is suitable for the site. It is noted that a special provision is proposed for the recommended Open Space Zone for the woodland and related compensation areas to permit a reduced lot area for lands zoned OS5. Additional special provisions for the recommended R5-7 zone include a 0.0m setback for buildings and decks from the Open Space (OS5) Zone. A further special provision has been recommended for the decks that are not adjacent to the Open Space Zone but abut neighbouring developed properties to permit a reduction from 6.0 metres to 3.0 metres for rear and interior yard depths.

While the proposed development is considered entirely appropriate in its context from both a compatibility and intensity perspective, it is worth noting that the visual experience of intensity by nearby property owners will be significantly reduced by the recommended tree retention, board fencing, and re-naturalization and compensation areas on site.

The Transportation Division has not raised any concerns with regards to the addition of traffic volume and driveways from the proposed development. Furthermore, the City's Transportation Division is satisfied that the location of the driveway on the property provides for suitable spacing for safety and sightlines.

The proposed development is of a suitable intensity for the site and is consistent with the PPS and the City's Official Plans.

### **4.3 Issue and Consideration #3: Form**

#### *Provincial Policy Statement, 2020*

The PPS is supportive of appropriate development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). The PPS also identifies that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form (1.7.1(d)).

#### *The London Plan*

The London Plan encourages compact forms of development as a means of planning and managing for growth (Policy \*7\_, 66\_). The London Plan encourages growing "inward and upward" to achieve compact forms of development (Policy 59\_ 2, 79\_). The London Plan accommodates opportunities for infill and intensification of various types and forms (Policy 59\_ 4). To manage outward growth, The London Plan encourages supporting infill and intensification in meaningful ways (Policy \*59\_8).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of the following: site layout in the context of the surrounding neighbourhood; building and main entrance orientation; building line and setback from the street; height transitions with adjacent development; and massing appropriate to the scale of the surrounding neighbourhood (Policy \*953\_ 2.a. to f.).

Similar to the Planning Impact Analysis criteria within the 1989 Official Plan, the Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (Policy \*1578\_).

#### *1989 Official Plan*

The scale of development in the Multi-family, Medium Density Residential designation shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development (3.3.3). The 1989 Official Plan recognizes residential intensification as a means of providing for the efficient use of land and achieving a compact urban form (Section 3.2.3). The Planning Impact Analysis criteria in the 1989 Official Plan are to be used to evaluate the appropriateness of a proposed change in land use and identify



ways to reduce any adverse impacts on surrounding land uses (Section 3.7). The relevant PIA criteria related to form include:

- The exterior design in terms of bulk, scale and layout of buildings, and the integration of these uses with present and future land uses in the area;
- The location of vehicular access points and the likely impact of traffic generated by the proposal on City streets, pedestrian and vehicular safety and surrounding properties;
- Compliance of the proposed development with the provisions of the City's Site Plan Control By-law.

Analysis:

Consistent with the PPS, and conforming to the 1989 Official Plan and The London Plan, the recommended intensification of the subject property would optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the City, the redevelopment and intensification of the subject lands would contribute to achieving more compact forms of growth. The proposed cluster townhouses and cluster stacked townhouse represent a more compact form of development than the former two single detached dwellings that did occupy the site and now vacant site.

The massing of the proposed buildings is consistent with urban design goals, along with locating one of the buildings close to the street encourages a street-oriented design with ground floor entrances fronting Old Wonderland Road. Detailed building design will be considered at the site plan stage, helping to create a compatible and appropriate development.

The proposed development as a whole is of a similar height to the surrounding residential dwellings in the area. The revised plan will assist with mitigating compatibility concerns with building placement, decks and parking. Within the recommendation a provision has been included that during the site plan process board fencing be considered to address the neighbourhood concerns regarding loss of privacy. Also, the proposed buildings are sufficiently located away from the developed portions of surrounding residences to mitigate potential loss of privacy. The driveway has been positioned toward the north property line, creating a separation from the properties on adjacent lands. A reduced setback for decks from 6.0m to 3.0m has been recommended which does not present any impacts on the surrounding properties as these decks that require this provision are adjacent to the open space area and the rear of a vacant property. Furthermore, the proposed trees that will be retained and the sufficient space that is available to provide for appropriate vegetative screening will also assist with mitigating potential loss of privacy.

#### **4.4 Issue and Consideration #4: Natural Heritage Features and Tree Preservation**

*Provincial Policy Statement, 2020 (PPS)*

The PPS protects natural features and areas for the long term. Development and site alteration shall not be permitted in significant wetlands or significant woodlands. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on lands adjacent to these natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. (2.1 Natural Heritage – 2.1.1, 2.1.4, 2.1.5, 2.1.7 and 2.1.8).

*The London Plan*

Map 5 – Natural Heritage of The London Plan identifies a small portion of woodlands on the site and woodlands to the north.

The Natural Heritage policies are intended to protect the natural heritage features and areas over the long term by establishing requirements for the identification and

protection of the Natural Heritage System by a number of means including, but not limited to, environmental impact studies (Policy 1309\_). The Natural Heritage Policies indicate that not all components of the Natural Heritage System are necessarily mapped on Map 5 and that in the review of any planning and development application, an initial review of the lands shall be undertaken to confirm the presence or absence of any natural features and areas that may be present that have not been mapped to determine if further evaluation of the feature is required (Policy 1316\_).

#### *1989 Official Plan*

Schedule B-1 – Natural Heritage Features of the 1989 Official Plan identifies a small portion of woodlands on the site and woodlands on the adjacent site to the north.

Schedule B-2 – Natural Resources and Hazards of the 1989 Official Plan identifies a small pond feature on the adjacent site to the north.

The subject site met the requirements for the preparation of an Environmental Impact Study as per Table 15.1 of the 1989 Official Plan and therefore the applicant was required to prepare one as part of a complete application for the requested Zoning By-law amendment.

The Planning Impact Analysis review set out in Section 3.7 of the Official Plan also requires consideration of:

- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area.
- the potential impact of the development on surrounding natural features.

Analysis:

#### *Results of the Environmental Impact Assessment*

An Environmental Impact Study (EIS) was submitted with the original application and later revised to address comments provided by the City's Ecologist and the Environmental and Ecological Planning Advisory Committee. City staff generally support the implementation of the recommendations of the EIS. These recommendations generally include:

- Incorporating buffer setbacks from the woodland, however minor encroachments may be considered provided a compensation area was provided;
- A 25m setback from the pond feature located on the adjacent property to the north to allow for the protection from aquatic disturbances and to provide water quality protection, however a minor encroachment will occur for the retaining wall provided a compensation area was provided and disturbed vegetation is restored;
- A landscaping and planting plan be submitted along with the compensation area included and monitoring and maintenance measures for the buffer and enhancement areas;
- A stormwater management design to include managing stormwater during the construction and revegetation process, and quantity control, storage and infiltration measures;
- The development of a tree preservation plan to be developed in conjunction with the grading plan and the preparation of a landscape plan at detailed design for the naturalization/restoration area utilizing native species at a replacement rate of 2:1;
- Identification in future site plan documentation of the adjacent woodland and pond feature for protection and management of the naturalization area on site specific to natural heritage protection;
- Restricting the time frames for vegetation clearing to avoid disturbance of the migratory bird breeding season;

- Restricting the time frames for removal of candidate bat roosting trees and installation of bat boxes as necessary to meet Ministry of Natural Resources and Forestry and City of London requirements;
- Limit the use of lighting where possible to avoid lighting entering into the woodland;
- Installation of wildlife exclusion fencing and escape routes to direct wildlife away from the construction;
- Construction crew education on wildlife;
- If necessary, an environmental monitoring plan be carried out through the duration of construction;
- Installation of sediment and erosion control fencing along the development limit and regular inspections to keep construction equipment and spoil away from the slope on the property, vegetation to be protected and prevent erosion and sedimentation;
- Erosion and sediment control measures be regularly monitored including inspections;
- Reseeding of disturbed areas as soon as possible to maximize erosion protection and discourage natural seeding of invasive species; and
- Homeowner education.

The Upper Thames River Conservation Authority also reviewed and approved the Water Balance report, the results of which were co-ordinated with the revised EIS.

The recommended zoning of the north portion of the property for the woodland and compensation area will provide for a suitable naturalization/restoration area. The requested setback reductions establish development limits that are acceptable from an environmental perspective to protect the woodland and pond feature to the north

At the site plan stage, the recommendations and mitigation measures detailed in the EIS will be implemented, including detailed restoration and monitoring plans for the naturalization/restoration area of the lands to be zoned as Open Space on the private lands.

The implementation of all of the above noted zoning regulations, the recommendations and mitigation measures, will appropriately address and mitigate potential impacts on the natural heritage features.

#### *Tree Preservation*

A Tree Preservation Plan was submitted with the original application to address matters raised by City of London staff.

City staff have reviewed the submitted Tree Preservation Plan from the perspective of the Zoning By-law amendment application and have no concerns. Updates to the plan will be required during the site plan approval process. In addition, a detailed restoration planting and re-naturalization and monitoring plan will be required at the site plan stage.

#### **4.5 Issue and Consideration #5: Zoning**

The woodlands and compensation area identified earlier in this report are to be zoned Open Space (OS5), necessitating a shift in the existing zone line between open space and development lands further north on the property. This shift is reflected in the revised site concept shown in Figure 6. Since the zone line is treated as a property line for zoning interpretation purposes, the site statistics were updated, resulting in the requirement for a special provision for a 0.0m setback to the Open Space (OS5) Zone.

Also, the standard Open Space (OS5) Zone requires a minimum lot area of 4,000m<sup>2</sup>. However, the area on the subject site proposed to be zoned OS5 to protect the woodland and compensation area is only 764m<sup>2</sup> and therefore a special provision is required for this reduction.

The requested amendment also seeks a special provision to permit a minimum side and rear yard of 3.0 metres for the decks, whereas 6.0m is required. The basements are walk outs and decks are being proposed for the first floor of the units. However, a reduced setback is required for these decks.

The required parking is intended to provide parking for home owners and visitors. Each unit has a garage and driveway leading to the garage which for zoning purposes is known as tandem parking. This type of parking does not allow the garage spot to be included within the parking calculations for the development, and therefore a special provision for parking is required for this site to allow 1 space per dwelling although functionally two spaces are provided.

Staff is satisfied that the development is appropriate, and is compatible with the surrounding area.

## **Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan, including but not limited to the Key Directions. Further, the recommended amendment is in conformity with the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family Medium Density Residential designation and the Environmental Policies. The recommended amendment will facilitate the development of an underutilized site with a land use, intensity, and form that is appropriate for the site.

**Prepared by:** Alanna Riley, MCIP, RPP  
Senior Planner, Planning & Development

**Reviewed by:** Michael Tomazincic, MCIP, RPP  
Manager, Subdivision Planning

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

**Submitted by:** George Kotsifas, P. Eng.  
Deputy City Manager,  
Planning and Economic Development



## Appendix A

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

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 414-418 Old Wonderland Road.

WHEREAS Four Fourteen Inc. has applied to rezone an area of land located at 414-418 Old Wonderland Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 414-418 Old Wonderland Road, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone, to a Residential R5 Special Provision (R5-7(\_)) Zone and an Open Space (OS5) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:
  - ) R5-7( ) 414-418 Old Wonderland Road
    - a) Regulations
      - i) Interior Yard Depth for decks (Minimum) 3.0 metres
      - ii) Rear Yard Depth for decks (Minimum) 3.0 metres
      - iii) Parking Rate for Stacked Townhouses 1.0 space per unit
      - iv) Setback to the Open Space (OS5) Zone 0.0 metres
- 3) Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:
  - a) Regulations
    - i) Lot Area (Minimum) 764.0 m<sup>2</sup>

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

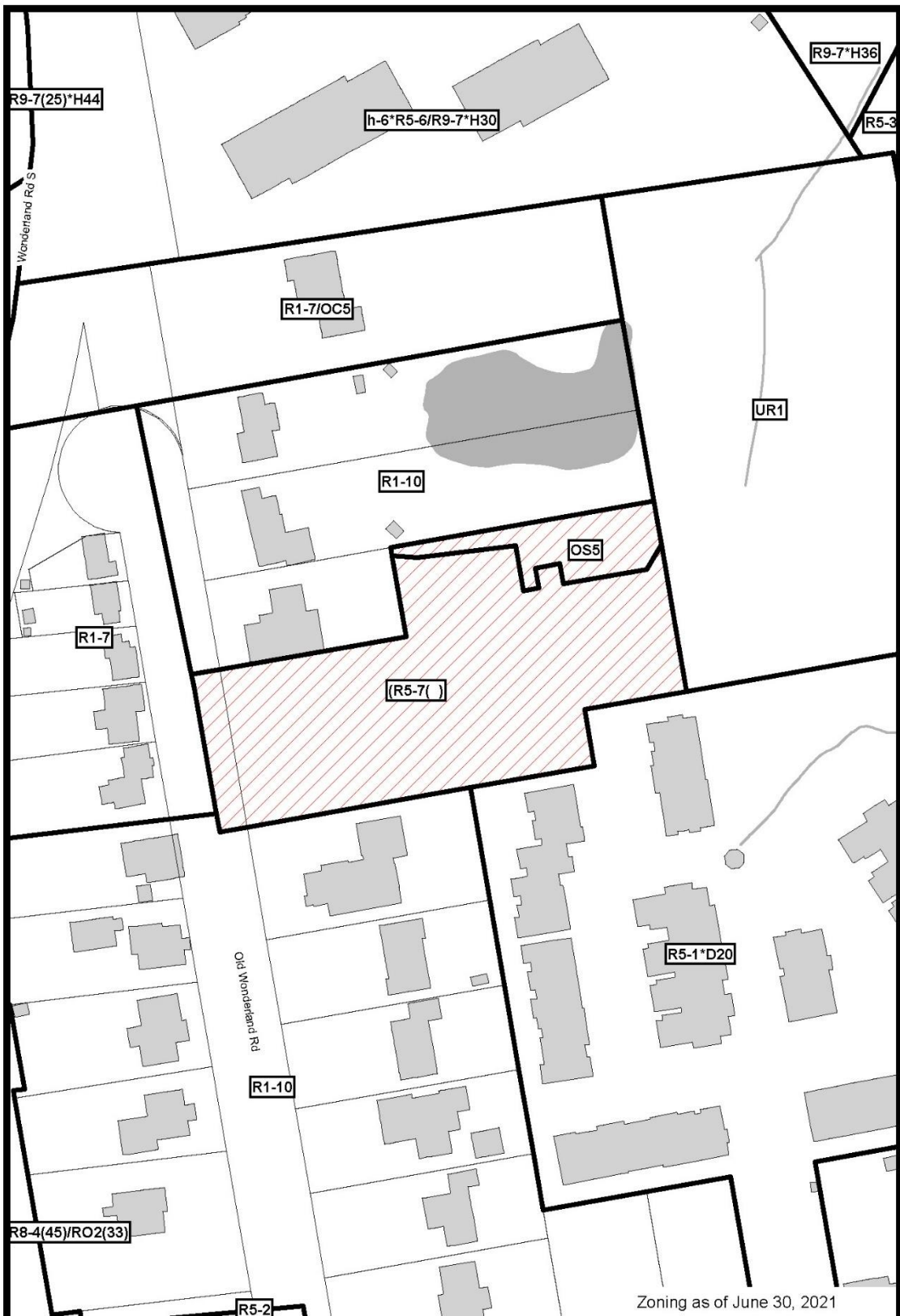
PASSED in Open Council on August 10, 2021.

Ed Holder  
Mayor


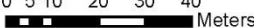

Catharine Saunders  
City Clerk

First Reading – August 10, 2021  
Second Reading – August 10, 2021  
Third Reading – August 10, 2021

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



Zoning as of June 30, 2021

<p>File Number: Z-9293                  Planner: AR                  Date Prepared: 2021/07/07                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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## Appendix B – Public Engagement

### Community Engagement

#### Notice of Application (December 24, 2020):

On January 28, 2021, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 24, 2020. A “Planning Application” sign was also posted on the site.

12 replies were received.

**Nature of Liaison:** The purpose and effect of this zoning change is to permit a 21 cluster townhouse development with 49 parking spaces.

#### Notice of Revised Application (June 17, 2021):

On June 17, 2021, Notice of Revised Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 17, 2021.

**Nature of Liaison:** The purpose and effect of this zoning change is to permit a cluster townhouse/stacked townhouse development with 13 cluster townhouses and 8 stacked townhouses(16 units). Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone **TO** a Residential R5 Special Provision (R5-7( )) Zone. Special Provisions include reduced parking rate for stacked townhouses from 1.5 spaces per unit to 1.0 spaces per unit totalling 8 spaces for these units, and reduced rear and interior yard setbacks for decks from 6.0m to 3.0m.

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

#### **Concern for:**

##### *Over Intensification:*

Concern that too many units are being proposed for the site in relation to the intensity of surrounding development..

Concern about the cumulative impact of ongoing and planned residential intensification in the vicinity of the subject property.

##### *Traffic*

Concern about the cumulative impact on the transportation system for volume and safety of existing, ongoing and planned residential intensification in the vicinity of the subject property.

##### *Privacy*

Concern that the development will create privacy issues and will negatively impact the enjoyment of neighbouring properties.

##### *Parking*

Concern that insufficient parking is being provided for the site.

Concern that construction workers/volunteers will park on neighbouring streets during the construction process.

##### *Environment*

Concerns about impacts on the pond

##### *Drainage*



## Responses to Public Liaison Letter and Publication in "The Londoner"

John Kember

Hi Alanna,

I am sending you this email with regards to file Z-9293, the development at 414-418 Old Wonderland Rd.

My wife and I don't have concerns with the project itself...we will be glad to see it cleaned up!

Where our concerns lie is in the protection of the spring fed pond that is located at the back of both of ours and our neighbor's property to the north of us.

When the city put the sewers through a number of years ago they destroyed most of the wildlife that existed there, even to this day there has not been a complete recovery. So we don't want to see any set back to this natural habitat.

The second concern that we have, is for there to be adequate fencing to continue the privacy that we enjoy currently.

So please add me to the email list for any meeting and for my voice to be heard.

Thank you.

John

David Hall

Dear Alanna

I wish to respond to the zoning amendment for 414-418 Old Wonderland Rd. I live at 439 Old Wonderland Road and have some concerns. You should probably know that my property backs on to the controversial development 555 Teeple Terrace. Our neighbourhood has been battling developments around us for at least the last seven years. We recognize that things change in neighbourhoods over the years, but worry that the nature of our quiet, single-family neighbourhood is being severely threatened. Our end of Old Wonderland Rd is a cul-de-sac comprising 19 single family houses, some dating from the 1800s. The residents take pride in their properties. Visitors to our street often describe it as an oasis amidst the busy surroundings. It is quiet, tree-lined and frequented by pedestrians wishing to avoid the busy-ness of Wonderland Rd to the west. We have no sidewalks, nor are they needed as it is a quiet street.

My first concern about the proposed development is traffic. By adding 21 units the residential numbers will more than double. By adding 49 parking spots the amount of traffic on our quiet street is potentially tripled at least. Much of the pedestrian traffic on Old Wonderland comes from the residents of the 3-storey walkups at Wonderland and Springbank. Many of these people do not own cars and walk to the Food Basics store at the south end of Old Wonderland. Increased traffic of this potential will not just be detrimental to their pedestrian experience, but also more dangerous. It is important to our neighbourhood that its quiet nature is preserved. The size of this proposed development will destroy that.

The proposal shows four driveways off Old Wonderland serving 4 of the townhouses, plus a "road" serving the remaining 17 units. The 4 driveways will result in too many access points to Old Wonderland and in a confined space. It is also too dangerous as the property is on the brow of the hill. I am concerned about sight-lines for traffic entering and exiting Old Wonderland and the problems it will create for the neighbours across the street.

This area is known for its underground springs, as the city works department discovered to their horror when installing new sewer lines in 2001, resulting in hundreds of thousands more dollars being required to successfully complete the job. Has the water table on this land been studied? There is a pond near the property line. Will this development affect the pond level?

The land is very uneven. What grading changes will have to be made?

What lighting will be installed and how will that affect neighbouring properties?

What fencing is proposed?

What size are these townhouses? One storey? Two storey?

Are these rentals or condominiums? My experience is that rentals result in higher turnover of residents and the properties are not as well maintained as condominiums. If there has to be a development on this property, I would prefer condominiums and a reduced number. The size of this development is too large for our cul-de-sac. I believe 5 or 6 large single storey condos would be more appropriate.

Generally this proposal is lacking in so much detail, it is challenging to respond. The city must ask for clarification.

Thank you for receiving my concerns. I look forward to hearing of future stages as this case proceeds.

Sincerely,  
David Hall

Other People Concerned and want further notice

Collin Patterson  
Mary Read  
Wiesje Henderson  
Ralph & Vicki Thomas  
Maureen and Ron Tucker  
Susan McDonald  
Jim Sinclair

Hi Alanna

Thanks for getting back to me.

The height of 12 metres conceivable would be sufficient for a 3 story building with a flat roof, would this be allowed?

Also do you know if these are rentals or owner occupied?

Thank you  
Susan

Hi Alanna,

Thanks so much for this. I know we'd all like to see some elevation drawings of the proposed buildings and to be advised whether they will be two or three-storey buildings. Could you please let us know and/or send preliminary drawings?

Thanks again,  
Mary

Mary Read

Alanna, thank you so much for this information. The artist's rendering was especially helpful.

At this point, we have three major concerns; (1) Are they rentals? (2) The loss of the tress at the back of our property/loss of privacy, and (3) The situation regarding the retaining wall by our garage.

This railway tie retaining wall was seriously damaged during the destruction and removal of the cement driveway. This problem has been neglected since that time (as has the entire property, especially since the July 2020 windstorm). The wall has acquired a very serious lean and will need to be replaced all along the property line. Here's hoping that the "weight" of the new buildings planned for up the hill will not impact the structural integrity of our foundation or home. If the developers think they can use the current retaining wall to support a fence, they need to rethink that.

We are looking forward to further discussion about this proposed project.

Please keep us advised, it would be much appreciated.

~ Maureen and Ron Tucker  
410 Old Wonderland Rd.

Good Day

Further to my question below, RENTALS OR OWNED, my husband raised these points.

Apparently we are in a residential area that is in London's Primary Transit Area. When we were designing our home, we were directed to Bylaw 4.23 which sets out minimum front yard setbacks (among other things)

We were told that the purpose of this bylaw was to conserve or establish roadways of certain minimum widths in the Primary Transit Area.

We were required to change our proposed placement on our lot and to provide setbacks at several adjacent properties.

Our questions regarding this then are:

- has Bylaw 4.23 been rescinded?
- if Bylaw 4.23 is still in place, is its purpose not what we were told it was?
- if we were told correctly, how can an R-5 property, which is not required to meet Bylaw 4.23 requirements be allowed in the middle of a street of R-1 properties that are required to meet 4.23 requirements without contravening 4.23's purpose.

Your thoughts.

Susan McDonald

COMMENTS AND CONCERNS REGARDING:

## **Zoning By-law Amendment Application Z-9293 414-418 Old Wonderland Road**

July 2, 2021

Alanna Riley  
Development Services, City of London  
300 Dufferin Avenue, 6th Floor  
London, ON PO Box 5035  
N6A 4L9

**Attr: Alanna Riley**

**cc: Stephen Turner**

**Re. Z-9293: cluster and stacked townhouse (29 units) plus reduced parking**

While this community understands the principles and goals of infill development and agree that the two properties in question can support a reasonable scale of build, the applicant proposes to add 21 townhouses, eight of which will have basement apartments, in a space where only two private homes previously existed. This proposal increases the number of homes on the entire street by almost 150%, introducing a disproportionate number of multi-family dwellings onto an exclusively single-family street. We will accept reasonable infill: it's overfill to which we take exception.

The London Plan says that "intensification will be promoted in appropriate locations and *in a way that is sensitive to existing neighbourhoods and represents a good fit.*" The scale of this infill proposal represents a serious departure from the tone and nature of a community which has thrived for generations. There are 19th century farmhouses located on this street, lovingly kept pre- and post-war homes and low-slung, mid-century ranches with wide, deep lots.

Most certainly, Old Wonderland Road has been a part of the Teeple Terrace, Eaton Park, and Melcrest Road neighbourhood since it was built in the 1950s, and whose homes share architectural style and tone: one has only to walk around the block to see that this is the case. This small neighbourhood has never been thought of by locals as part of the townhouse developments to the east or the low rise apartments to its north, neither of which are even accessible from our cul-de-sac.

It is pretty evident that the developer intends to squeeze these units into our midst, instead of ensuring they "represent a good fit." Just because builders propose cramming more modern units onto smaller

*Continued...*

and smaller lots does not mean that they should be allowed to do so in all circumstances. At least, not according to the city's own planning principles.

Since the developer has asked for special provisions that will grant them permission to reduce the stacked townhouses' 1.5 parking spaces to 1.0, and the rear yard setbacks are literally halved (from 6m to 3m), one can infer that the number of units proposed is too high for the size of the property. Aside from the leap in density and the sharp contraction of green space this development foists into our neighbourhood, there are other attendant issues arising from this proposal. In short:

1. The entrance to the development is midway down a steep hill, meaning that limited sightlines will be cause for safety concerns.
2. Old Wonderland is a narrow cul-de-sac with no sidewalks. It presently has such modest traffic that pedestrians and cars share the roadway without issue. There is regular foot traffic to and from the plaza at Commissioners and Wonderland; families, joggers, and cyclists use the street as a quiet alternative to the roar of Wonderland Road traffic to go back and forth from Greenway and Springbank Parks. Increasing the number of vehicles on the street by 150%, while not allowing a full complement of parking spaces as recommended in city by-law, will put those pedestrians at much greater risk.
3. Given the number of vehicles added to daily traffic counts and the increase in on-street parking, sidewalks will become an inevitability. The cost of these sidewalks should be borne by the developers alone and certainly not by local residents or city taxpayers. It is their proposal that will create a demand for sidewalks that are absolutely not warranted in the neighbourhood as it presently exists. In addition, there are mature trees that will have to be removed in order to accommodate a sidewalk, as well as fire hydrants and hydro poles.
4. The street often remains unplowed for days while the city deals with heavy snowfall on main roads. Once the steep incline is covered in snow, those who live on the hill are often unable to get their cars up it. These 29 new families will join that group. Although perhaps as landlord the developer can take responsibility for plowing the rest of the street too?
5. There is a small circle at the base of the hill which street cleaners, snow plows, garbage and recycling trucks presently rely upon to turn their large vehicles around. This open space will no longer be available for that purpose once new residents and their guests begin to make regular use of it.

For these reasons, we are hopeful that the city will deny the variances to zoning by-law and require a decrease in the number of units allowed, and require an amended proposal that can and will support sufficient parking and liveable setbacks according to the city's own research, recommendations and bylaws. It seems to us that setbacks and parking requirements should be considered bylaw mandates, rather than the giveaways the development community has come to see as an easy ask.

Respectfully,

Mary Read and Norman Reid  
440 Old Wonderland Rd., London, Ontario N6K 3R2

Hello,

I received another copy of the June 17, 2021 "revised notice" for 414-418 Old Wonderland Road in the mail yesterday.

It seems to be a duplicate of what I received weeks ago.

A friend at 499 Teeple Ter. says she received a notice unrelated to this area and has not received the June version until today.

Upon viewing the website, I see there is a meeting coming up on July 26 at City Hall (virtual). The letter I received today does not mention this. But meanwhile the deadline to offer comment is July 8 - TODAY.

In conversation, it also appears that there is conflicting information.

The website "Site Concept" differs from the printed version that Dillon put out in May (regarding the Zoom Meeting).

The location of the stacked townhouses (I believe is "D") is in the north not the east.

I cannot read any of the print in the Concept drawings - even online.

"Stacked" townhouses is a newer concept that most Londoners are unfamiliar with. A simple explanation in the letter would be helpful to understand what is proposed.

If you want public input, then providing basic information is obviously needed. It is shameful how this information has been presented - or NOT presented.

I do object to this HIGH DENSITY type of residences (stacked). Reducing the rear and interior yard setbacks for decks by 50% compounds the high density.

People have cars AND they will have visitors. I suspect they will be parking on Old Wonderland because the proposal certainly will not meet the needs of the residents. This will cause disruption for the quiet neighbourhood of houses on Old Wonderland.

We have zoning laws for reasons and it seems lately, they don't hold any meaning or use.

Every single project that has been proposed in this area received amendments. The 555 Teeple Terrace building that collapsed... got an amendment for the distance to the road.

How does London plan to widen Wonderland Road now? Can't do it on the other side! The all mighty developer seems always in control and gets what they want.

Sad this "Forest City" sees fit to destroy so many of it's trees by infilling every square inch of green.

And please don't tell me how many trees you plant each year. They won't be providing habitat or green for decades compared to the trees that are being cut down. Anyone keeping track of these fallen trees? I doubt it.

As a Londoner, I am disappointed with how this process is handled.

Gail Dimson  
505 Teeple Terrace

I wish to object to the above zoning amendment application.

This design and habitation density of the first proposal represented overdevelopment and was out of keeping with the purpose, appearance and setting of every building on Old Wonderland Rd. Recently, the original application was changed from 21 units to 29 units, which will exacerbate the deleterious effects of this proposal upon existing properties, as well as the proposed properties. Late amendments such as this are generally an indication that the original study by the developers was flawed, both from the point of view of the adequacy of initial survey and the intent of the developers, This is evidenced by two recent amendments to the original app[lication].

The parking provisions ( one car parking space per household ) are inadequate. The developers have made a, post application, request to reduce the allotted spaces from 1 1/2 to 1 space per household. This is contrary to London's recommendations and is indicative of the developers unrealistic and cynical approach to this proposed development.

The density of habitable rooms is higher than acceptable and is out of keeping with the reset of Old Wonderland RD

The dense layout and configuration will overlook neighbouring properties and compromise their privacy.

The outlook of the existing properties will be impacted adversely.

The tree loss is catastrophic - 21 mature trees. This is likely to be increase as Dillon's consultant, Mr Goosen, told me last month that he hadn't been able to study the tree report as yet.

The developers, Four Fourteen Inc., are represented by Dillon Consulting who refuse to disclose who Four Fourteen's principles are. This is of course a matter of concern. I have found out who they are and I strongly recommend that the City of London does the same.

Please inform me as to when this application will be discussed in a public forum. Thank you for your attention.



Colin Rogers

Hello,

Adding 16 units to this quiet street behind a very busy Wonderland Rd would change the neighbourhood road significantly. Many of us in the surrounding neighbourhood use this lovely older road to stroll and to access the Thames Valley Parkway on our bikes. Adding traffic to it will make it busier and more dangerous for this purpose. While they have been building the Nest development on Wonderland and Teeple Terrace, the traffic and parking on Old Wonderland has already caused major inconveniences and danger. There are no sidewalks on this road and a very steep hill. Visibility is poor for walkers and bikes already with the limited traffic. Adding 16 units of traffic with only 1 parking spot each, would be asking for an accident to happen. There would be parking of extra vehicles and visitors vehicles all over Old Wonderland further impeding cars, walkers and bikes and increasing the danger for neighbours.

Traffic flow on Teeple Terrace/Berkshire would change significantly as well. The traffic at Wonderland will already be greatly impacted by the Nest and adding this complex with such changes will be detrimental.

The look of the neighbourhood would change as well. Cutting down all the old trees to build new townhomes and stacked homes is a travesty in the Forest City! Seems unfair to the well established homes on the street to have something so different built here. Building Condos that can only accommodate 1 parking spot per unit and reducing the deck sizes to 3 m, seems as if they are trying to pack too many units into one lot. This is a zone change will be intrusive and negatively impact the neighbourhood.

I wish to be notified of the decision regarding this proposed amendment.

Thank you,

Mary Ing

33 Berkshire Crt.

I have a number of concerns regarding this proposed change. I have listed them below

1. Other properties that are going to be adjacent to 414-418 are having a 1.8m high wood privacy fence. Whereas the developer is proposing only a 1.2m high chain link bordering 404. This will allow a complete invasion of privacy as the sight lines will be directly into our backyard, bedroom and kitchen as well as the other properties to the north. I really don't think that anyone can consider that to be acceptable. All we are asking for is a 1.8m high wood privacy fence the full length of our property the same as all other adjacent properties have been given. I believe the reason the developer wants to only have a chain link fence is to use our backyard as a selling and rental feature. Our back yard has a spring fed pond in a complete natural setting that many people desire.
2. Regarding the proposed set back of "block A" from the road. Currently all the houses on the east side of our street are set back a good distance from the road. The proposed plan puts townhomes basically one car length back from the street. This is going to be unsightly and I don't believe that it was or is intended by city planners for something like this to happen within an established community in the city plan for London. This unit should be set back or eliminated from the plan in my opinion.
3. Reduced parking for the stacked units. If I understand the plan correctly it is "Block E and D". If the parking is reduced for the stacked units...we all know what is going to happen. The cars are going to be parked on the street, most likely in the culdesac at the north end of Old Wonderland. This is at the bottom of the hill and it is difficult to get up on a snowy winter morning. One of the things that we have learned over 20 years of living here is that when purchasing a new vehicle, the one major feature that was required was 4X4...a 2 wheel drive car will NOT climb the hill in ice and snow. Over the years, I estimate that we have

conservatively helped well over 250 (yes 250 not a typo) cars up the hill. In addition one block of the stacked units will overlook our backyard, again increasing the number of people that will directly be invading our privacy! So there should be consideration of the proper amount of parking for each unit.

4. As Dillon should know, there is an abundance of underground water in the area. (they were the consultants when the sewers went through...a disaster because of the underground water. I remember workers swimming out of the hole... What had to be done at that point was to lower the water table to get the sewers through. This severely affected our pond and the natural setting we enjoyed. It still is not completely back. I am concerned that something like that will happen again through either sending additional runoff water into the pond (changing the chemistry of it with road salt and other contaminants) or changing the natural flow of underground water in the neighbourhood. Given the unpredictability of where and the direction of these underground channels of water run, there should be a thorough study done to avoid the surprises that have happened in the past.

I would like to just add that my wife and I are not opposed to a development at 414-418 but rather the proper development to our area. It would definitely be nice to have the neighbourhood completely finished so that we can get back to some normalcy given all the construction chaos that has occurred since we have lived here. (sewers that took over a year to complete...a recent building collapse that sadly ended lives and destroyed others)

If you have any questions or would like to meet on site to have me show you directly my concerns I would be glad to.

Sincerely yours;

John Kember

EEPAC

Given the limited work on surface flow changes and without groundwater movement information, there is an unknown impact on the adjacent open water feature which is a candidate Turtle Overwintering area (Candidate Significant Wildlife Habitat).

EEPAC did not receive servicing or grading plans and cannot comment. The City should review them and confirm there are no negative impacts on the adjacent woodland and open aquatic feature.

EEPAC supports the efforts to control construction impacts and run off (section 9-4, page 24-5). We would hope that the sediment and erosion control measures will be checked regularly (each day). However, this is a standard condition in most development agreements and EEPAC is unsure how this requirement is implemented and whether the City does any checking and if so, how often at each site? Although this is a site with minor impacts on the Natural Heritage System, this question applies to all sites with erosion and sediment control measures. It appears concerns are complaint generated from nearby residents. In greenfield development there are usually no nearby residents.

EEPAC supports the removal of invasive species particularly Japanese Knotweed. EEPAC points out this is a difficult plant to kill and multiple applications and checking for success are usually required.

EEPAC notes tree 45 east of the subject site is a Norway maple. It is recommended for retention. This species is not native and invasive. EEPAC recommends the abutting property owner (Sifton) be asked for permission to remove it along with the other trees slated for removal.

EEPAC commends the effort to retain the Black Walnut trees on the site.

EEPAC supports restoration with only native trees and shrubs or pollinator plants (p. 22-23). The development agreement must include the Landscaping and Planting Plan. Maintenance (regular watering and removal and replacement of dead material) of the plantings and monitoring should be for the standard three year period determined from time of completion of the project.

## **Departmental and Agency Comments**

### Ecology (May 15, 2021)

.It appears they have mostly been addressed, can you make sure that the key ones that need to be implemented right away (e.g. #3, 4) are not missed and that the EIS must be fully implemented to make sure the other requirements are carried forward to the later stages of the engineering drawings etc.. I will review the restoration and landscaping plan for the development when it comes forward.

I only have one additional change to make based on the submission. Comment number 7 was not addressed how I expected. They have placed the snow storage area within the compensation area adjacent to the buffer. If that is the absolute only place they can place the area a couple of things need to be further included. If these changes are accepted and made I will not have to review this again.

- 1) A small berm should be created along the edges of the storage area e.g. 10-20 cm (or appropriate amount), just enough to direct flows back to the road surface and not towards the wetland feature.
- 2) The compensation area should be further expanded where there is additional space to do so in this area. I have attached a figure with the areas highlighted (recognizing an approximate 1 m offset from the home/ parking area).

### Tree Preservation (Landscape Architect) (July 6, 2021)

*The City Landscape Architect* has reviewed the Tree Protection Plan and report prepared by Dillon Consulting for 414-418 Old Wonderland Road. We have no concerns with regard to the completeness and accuracy of the overall tree inventory and assessment. No rare or endangered species were identified. Many of the possible impacts of the site development on existing trees onsite or on adjacent properties can be addressed through the Site Plan review.

## **The following items are to be considered during the future development application stage:**

### ***Transportation:***

- Detailed comments regarding access design and location will be made through the site plan process.

### ***Wastewater***

- The municipal sanitary sewer available for the subject lands is the 750mm trunk sanitary sewer on Old Wonderland Road. Downstream is the Berkshire Pumping Station.
- A new 150mm sanitary PDC or larger as per City Standards is required all to the satisfaction of the City Engineer.
- A site plan approval stage, the applicant's consulting engineer is to provide a brief demonstrating capacity for the proposed development.

### ***Stormwater:***

- As per attached 17029, only a portion of the site at 0.50 is tributary to the existing 375mm storm sewer on Old Wonderland Road. Changes in the "C" value or catchment area size required to accommodate any proposed development will trigger the need for hydraulic calculations (storm sewer capacity analysis) to

demonstrate the capacity of the existing storm sewer system is not exceeded and that on-site SWM controls will be design to the satisfaction of the City Engineer.

- The subject lands are located in the Central Thames Subwatershed. The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.
- Additional SWM related comments will be provided upon future review of this site.

## **Appendix C – Policy Context**

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

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

### ***Provincial Policy Statement, 2020 (PPS)***

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 b), c), d), e), g)

1.1.3

1.1.3.1

1.1.3.2

1.1.3.3

1.1.3.4

1.1.3.6

Section 1.4 - Housing

1.4.3

Section 1.5 – Public Spaces, recreation, parks, trails and open space

1.5.1 d)

Section 1.6 – Infrastructure and Public Service Facilities

1.6.6.2

1.6.8.3

Section 2.1 – Natural Heritage

2.1.1

2.1.2

2.1.3

2.1.4

2.1.5

2.1.7

2.1.8

Section 2.2 – Water

Section 2.6 - Cultural Heritage and Archaeology

2.6.2

Section 3.1 – Natural Hazards

3.1.1 b)

### **1989 Official Plan**

3. Residential Land Use Designation

3.1.1 v) - General Objectives for All Residential Designations

3.1.3 – Multi-family, Medium Density Residential Objectives

3.3 Multi-family, Medium Density Residential

3.3.1 Permitted Uses

3.3.3 Scale of Development

3.7 Planning Impact Analysis

11. Urban Design Principles

11.1.1 i), ii), xi), xv), xviii)

13. Heritage Resource Policies

13.4 Archaeological Resources

15. Environmental Policies

15.1.1 Natural Heritage Objectives

15.3.6 Ecological Buffers

15.3.7 Management and Rehabilitation Priorities

15.4.2 Wetlands

15.4.5 Significant Woodlands and Woodlands

15.4.7 Wildlife Habitat

15.4.14 Other Woodland Patches larger than 0.5 ha.

15.5.1 Purpose of Environmental Studies

15.7 Erosion and Wetland Hazards

19 Implementation

19.9.5 Noise, Vibration and Safety

i) Noise Attenuation

iv) Setback from High Pressure Pipelines

19.9.6 Additional Noise Attenuation Policies for Residential Land Uses Adjacent to Arterial Roads

### **The London Plan**

Policy 58\_ 4. and 9. Our Strategy, Key Directions, Direction #4 Become one of the greenest Cities in Canada

Policy 59\_ 4. and 5. Our Strategy, Key Directions, Direction #5 – Build a Mixed-use Compact City of London

Policy 79\_ Our City, City Structure Plan, The Growth Framework, Intensification

\*Policy 83\_ Our City, City Structure Plan, The Growth Framework, Intensification  
Policy 118. Our City, Natural Heritage, Hazards, and Natural Resources  
\*Policy 193\_ City Design, What are we trying to achieve?  
Policies 229\_, 235\_, 237\_, 241\_, City Design, Streetscapes  
Policies \*255\_, \*258\_, 268\_, City Design, Site Layout  
Policy \*291\_, City Design, Buildings  
Policy 388\_, Forest City, Why is the Forest City Important to Our Future?  
Policy \*391\_, Forest City, Urban Forest Strategy  
Policies \*399\_, 400\_, \*401\_ – Forest City, Strategic Approach  
Policy 554\_2. City Building Policies, Cultural Heritage, What Are We Trying To Achieve  
Policy 611\_, City Building Policies, Cultural Heritage, Archaeological Resources  
Policy \*921, Neighbourhoods, Permitted Uses  
Policy \*919\_, Neighbourhoods, Approach for Planning Neighbourhoods – Use, Intensity and Form  
\*Table 10 Range of Permitted Uses in Neighbourhoods Place Type  
\*Table 11 Range of Permitted Heights in Neighbourhood Place Type  
Policy \*935\_, Neighbourhoods, Intensity  
Policy \*936\_, Neighbourhoods, Form  
Policy \*937\_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods  
Policy \*939\_ Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification  
Policy \*953\_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification in Neighbourhoods, Additional Urban Design Considerations for Residential Intensification  
Policies 1309\_, Natural Heritage, How are We Going To Achieve This?  
Policies \*1316\_- \*1318\_, \*1321\_, \*1322\_, Natural Heritage, Components of the Natural Heritage System  
Policies 1325\_ - 1328\_, Natural Heritage, Habitat of Endangered Species and Threatened Species  
Policies 1332\_, 1335\_, Natural Heritage, Provincially Significant Wetlands, Wetlands and Unevaluated Wetlands  
Policies \*1340\_, \*1341\_, Natural Heritage, Significant Woodlands and Woodlands  
Policies 1361\_, 1364\_, Natural Heritage, Water Resource Systems  
Policy 1382\_, Natural Heritage, Adjacent Lands  
Policies 1385\_, 1386\_, Natural Heritage, Other Vegetation Patches larger Than 0.5 Hectares  
Policies 1391\_, 1392\_, 1393\_, Natural Heritage, Development and Site Alteration  
Policy 1408\_, Natural Heritage, How Will We Protect the Natural Heritage System? Stewardship  
Policies 1417\_, Natural Heritage, How Will We Protect the Natural Heritage System? Management, Restoration and Rehabilitation Priorities  
Policy 1423\_, Natural Heritage, How Will We Protect the Natural Heritage System? Environmental Management Guidelines  
Policies 1425\_, 1430\_, Natural Heritage, How Will We Protect the Natural Heritage System? Subject Land Status Reports  
\*Table 13 – Areas Requiring Environmental Study



Policies 1431\_, 1436\_, Natural Heritage, How Will We Protect the Natural Heritage System? Environmental Impact Studies

\*Policy 1578\_ Our Tools Planning and Development Applications, Evaluation Criteria for Planning and Development Applications

Policies 1712 and 1719\_, Our Tools, Guideline Documents

Policies 1766\_ , 1770\_, 1772\_, Our Tools, Noise, Vibration and Safety

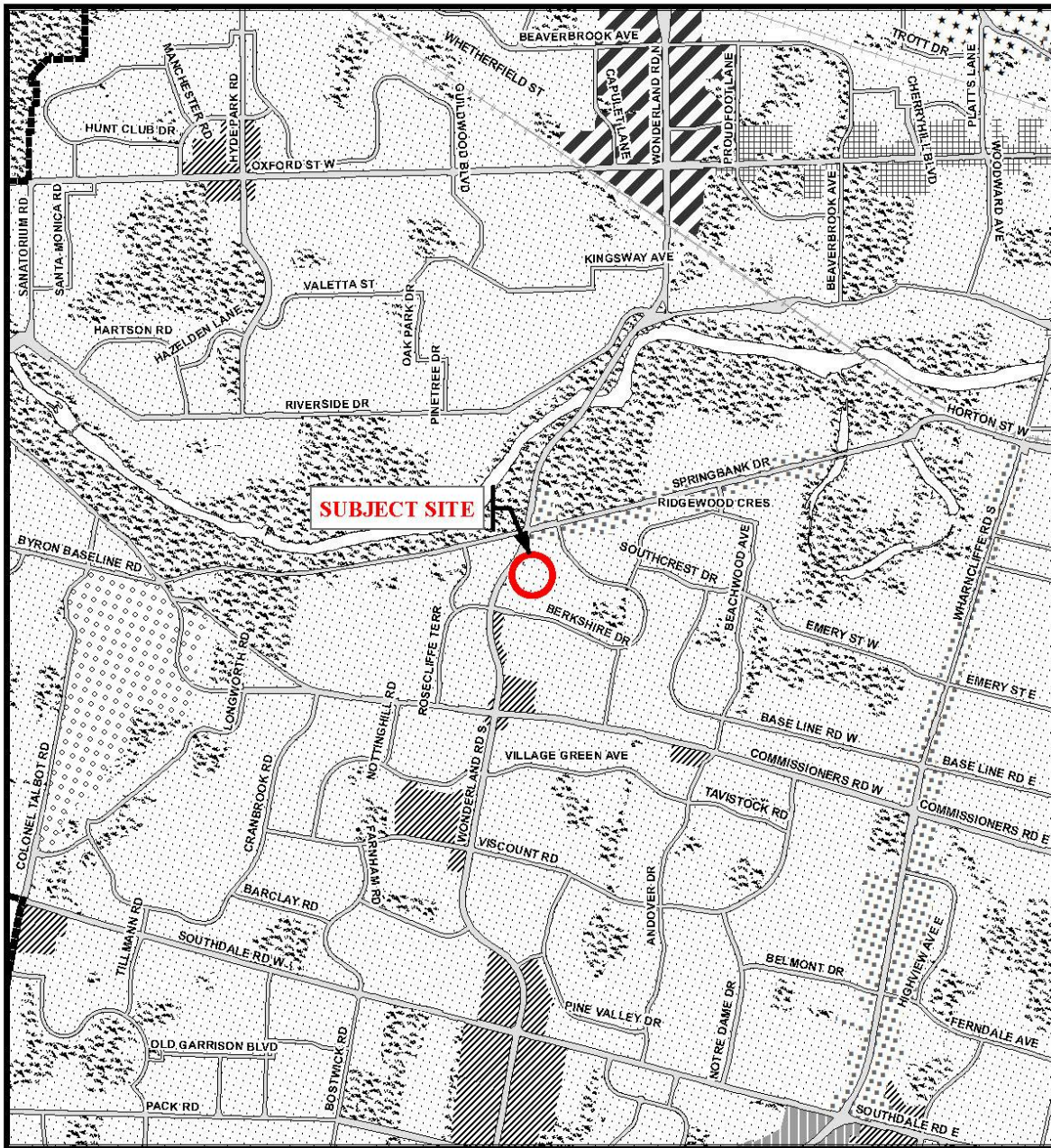
<b>3.7 Planning Impact Analysis</b>	
<b>Criteria</b>	<b>Response</b>
Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;	The proposed land use is a contemplated use in the Official Plan, similar to other uses in the area, and contributes to a variety of housing forms within the neighbourhood.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;	The site concept achieves an intensity that allows for other on-site functions such as visitor and accessible parking, emergency services and open space.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use;	This is a mature area of the City that is expected to experience new infill on underutilized lots.
The proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;	The site includes an area to be zoned open space and is close to other open space areas and parks in the immediate area. There are bus routes and sidewalks nearby which provides access to the commercial centres close by, Woodland Heights Public School is located to the north east and Westminster Secondary School to the east, both within walking distance.
The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 – Housing;	The proposed development is in an area in need of affordable housing units and provides for a mix of housing types.
The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;	The scale/height of the proposed 2 storey townhouse development is appropriate and is similar to surrounding development. Impacts on adjacent properties, such as overlook and light penetration, would be mitigated through a combination of yard depth, appropriate space for landscape screening, and photometric analysis/mitigation at the site plan approval stage.
The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;	Within the development area, landscaping and screening opportunities through vegetation will be considered at a future Site Plan Approval stage.
The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;	Transportation Planning and Design was circulated on the planning application and development proposal and is satisfied that driveway locations and design can be addressed at the site plan approval stage.

<p>The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;</p>	<p>The applicant is commended for incorporating the following into the design of the site and buildings: building orientation to Old Wonderland Road keeping the density and height compatible with the area.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>The woodland and compensation area will be located in the Open Space (OS5) Zone to protect the ecological features and functions. Within this area, dead and some non-native species will be removed, and a naturalization plan including replanting with native tree species will be implemented through site plan requirements.</p>
<p>Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;</p>	<p>There are none present.</p>
<p>Compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;</p>	<p>The requested amendment is consistent with the in-force policies of the Official Plan. The requirements of the Site Plan Control By-law have been considered through the design of the site to ensure functionality, including provision of amenity space, drive aisle widths, sidewalk widths, garbage storage, and long-term bicycle storage can be achieved through the site plan approval process.</p>
<p>Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;</p>	<p>Tree planting and building massing treatments are expected to mitigate minor adverse impacts on the surrounding land uses.</p>

<p>Impacts of the proposed change on the transportation system, including transit</p>	<p>The residential intensification of the subject lands will have a negligible impact on the transportation system and provide a more transit-supportive form of development.</p>
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# Appendix D – Relevant Background

## The London Plan



### Legend

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

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

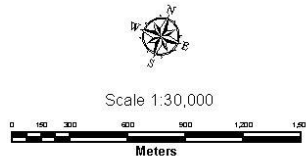
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

### CITY OF LONDON

Planning Services /  
Development Services

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



**File Number:** Z-9293

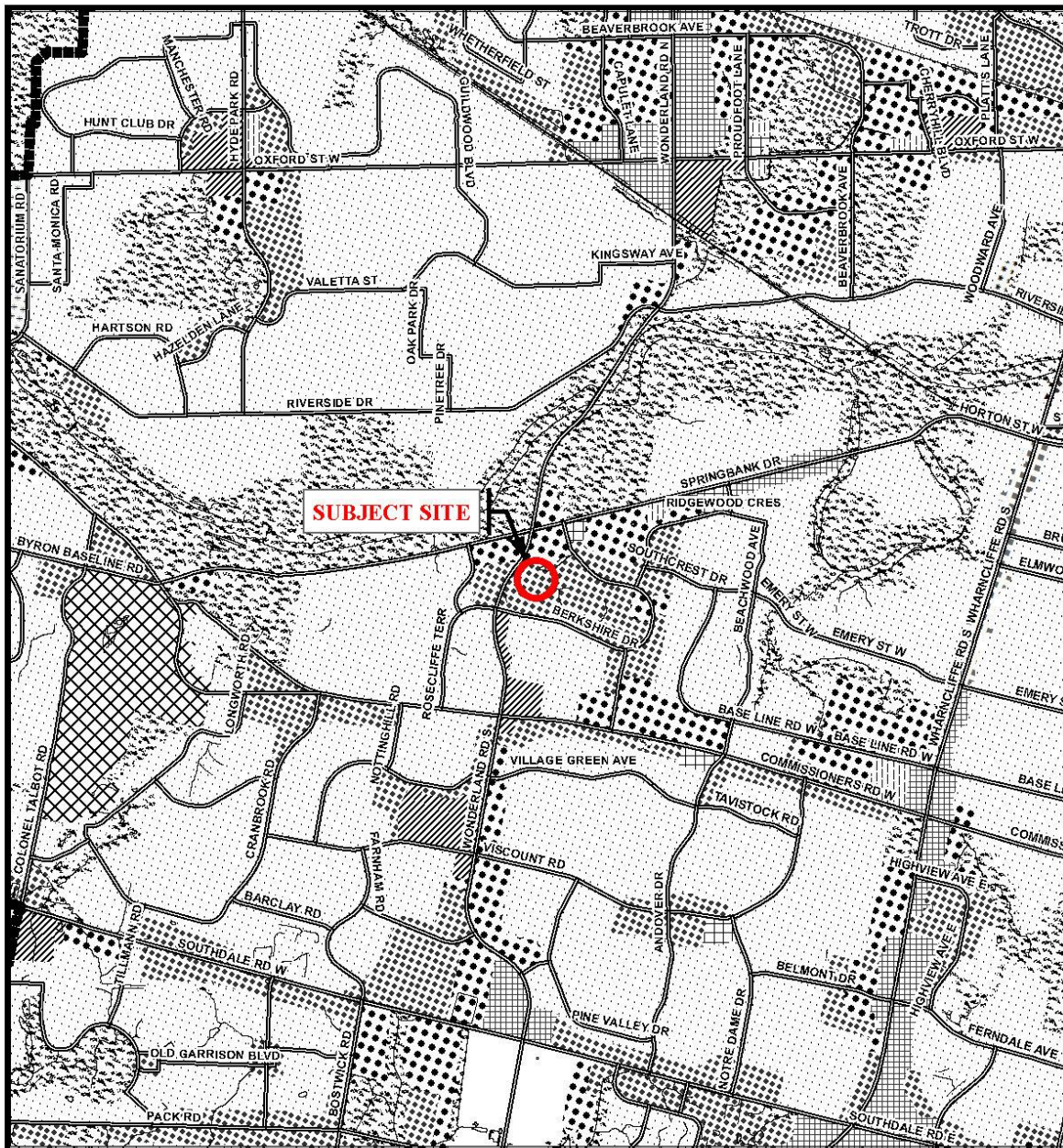
**Planner:** AR

**Technician:** RC

**Date:** December 21, 2020

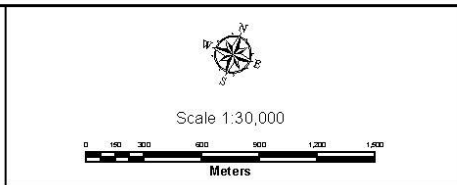


# 1989 Official Plan – Schedule A – Land Use



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

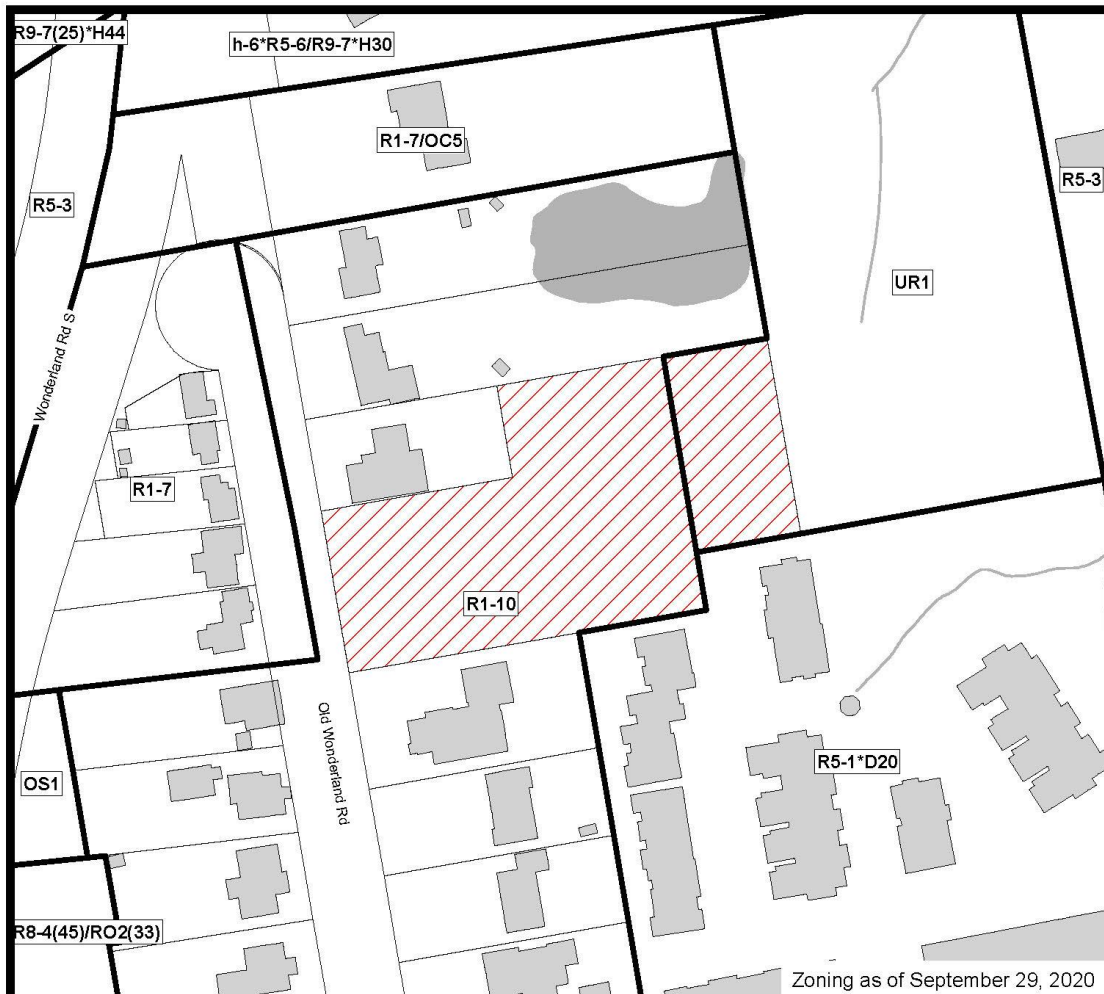
**CITY OF LONDON**  
 Department of  
 Planning and Development  
 OFFICIAL PLAN SCHEDULE A  
 - LANDUSE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9293  
 PLANNER: AR  
 TECHNICIAN: RC  
 DATE: 2020/12/21



# Zoning By-law Z-1 – Zoning Excerpt



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

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**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:

Z-9293

AR

MAP PREPARED:

2020/12/21

RC

1:1,500

0 5 10 20 30 40  
Meters