

## 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

**Date:** Public Participation Meeting on: December 13, 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 Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

## Executive Summary

### Summary of Request

The subject lands are located on the east side of Old Wonderland Road, north of Teeple Terrace. The development for consideration by the Site Plan Control Approval Authority is a cluster townhouse and stacked townhouse development consisting of 13 townhouse units and 8 stacked townhouses (16 units) for a total density of 50 units per hectare (29 units). The development also consists of an open space area of approximately 764 square metres, located on the north-east area of the subject lands. The proposed development is subject to a public site plan meeting in accordance with the h-5 holding zone regulations of the Z.-1 Zoning By-law.

### Purpose and the Effect of Recommended Action

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

### Rationale of Recommended Action

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

## Linkage to the Corporate Strategic Plan

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

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

B.025/17 – Application for Consent was granted for 414 Old Wonderland Road to sever from a larger parcel of land under separate ownership  
Z-9293 – Zoning By-law Amendment Application at Planning and Environment Committee July 26, 2021.

#### 1.2 Property Description

The subject property is located on the east side of Old Wonderland Road, south of Springbank Drive, and north of Teeple Terrace. The site has frontage along Old Wonderland Road of approximately 42.7 metres and a total area of 0.65 hectares. The subject lands are presently undeveloped. The subject lands are surrounded by low-density residential development uses to the north, west, and south. The lands to the east are also undeveloped.

A natural heritage feature consisting of a woodland and wetland is located north of the subject lands. An Environmental Impact Study (EIS) was submitted and accepted by the City’s Ecologist through the Zoning By-law amendment application. The accepted EIS established an appropriate development limit which ensures that the proposed development will not have an adverse impact on these areas.

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

- 1989 Official Plan Designation – Multi-family, Medium Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – special provision Holding Residential R5 (h-5\*R5-7(20)) zone and a special provision Open Space (OS5(19)) Zone

#### 1.4 Site Characteristics

- Current Land Use – Undeveloped
- Frontage – 42.7 metres (140.0 feet)
- Depth – 121.8 metres (399.6 feet)
- Area – 5,763 square metres (62,032 square feet)
- Shape – Irregular

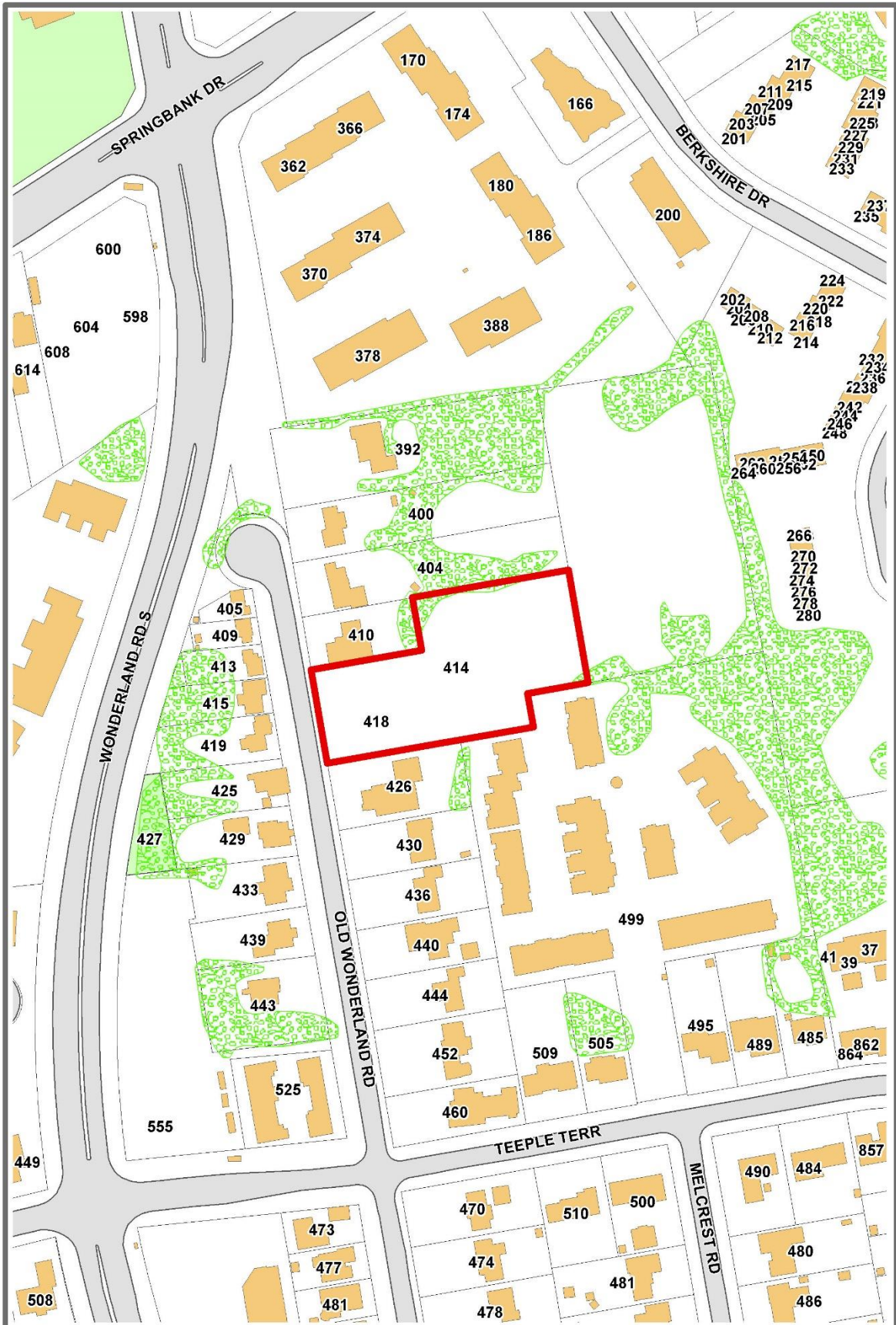
#### 1.5 Surrounding Land Uses

- North – Existing single detached dwellings, apartment buildings, woodland, wetland
- East – Vacant residential land, cluster townhouses
- South – Existing single detached dwellings and cluster townhouses
- West – Existing single detached dwellings, cluster residential

#### 1.5 Intensification

- The proposed development of 29-units is within the Primary Transit Area boundary and constitutes infill development.

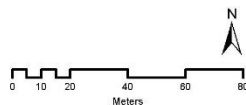
1.6 Location Map



**LOCATION MAP**

Subject Site: 414-418 Old Wonderland Road  
 File Number: SPA20-103  
 Planner: Melanie Vivian  
 Date: 2021/11/16

Corporation of the City of London  
 Prepared By: Planning and Development



Scale 1:2000

**Legend**

- Subject Site
- Assessment Parcels
- Buildings
- Vegetation

## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The proposed development consists of three (3) townhouse blocks and two (2) stacked townhouse blocks for a total of 29-units (50 units per hectare). The proposed site plan includes a total of 53 parking spaces. The three (3) townhouse blocks contain two parking spaces per unit – one in the garage and one in the driveway. Through the Zoning By-law amendment application, a special provision for parking was approved to allow one parking space for the stacked townhouses. Parking for the stacked townhouses is proposed with one car in the driveway and/or garage and one within the common parking area. One (1) barrier-free visitor parking stall is required along with two (2) standard visitor parking stalls. The visitor parking has been provided in accordance with the Site Plan Control By-law.

A common amenity space is proposed along the north property boundary within the special provision Open Space (OS5(19)) zone. The Open Space zone was applied to the lands as a result of the accepted Environmental Impact Study completed through the Zoning By-law amendment application.

### 2.2 Planning History

In 2017, an Application for Consent (B.025/17) was submitted for the severance and conveyance of surplus lands for the purpose of future infill development with access from the abutting lands along Berkshire Drive. As part of this application, a Minor Variance (A.093/17) was submitted and granted for reduced lot frontages and lot areas to facilitate the severance. In 2017, both applications were granted.

In 2020, the City received Zoning By-law Amendment application (Z-9293) to facilitate the proposed development of cluster townhouses and cluster stacked townhouses with a total of 29 units and 49 parking stalls. Revisions were received throughout the process to address concerns relating to parking requirements and setback reductions. Additional revisions were received to clearly identify the woodland and compensation area that was zoned special provision Open Space (OS5(19)).

On July 26, 2021, a Public Participation Meeting was held before the Planning and Environment Committee, which recommended approval of the proposed Zoning By-law amendment. The Zoning By-law Z.-1 was amended from a Residential R1 (R1-10) zone and an Urban Reserve (UR1) zone to a special provision Holding Residential R5 (h-5\*R5-7(20)) zone and a special provision Open Space (OS5(19)) zone. The resolution of Council noted the requirement for 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 for screening/privacy qualities; ensuring naturalization with feature restoration and compensation to be completed by the landowner in accordance with the mitigation measures in the recommendations of the Environmental Impact Assessment and City Ecologist; ensuring the development agreement is clear that the restoration and compensation areas are to be protected in a natural state and not manicured; and the creation of a small berm along the edges of the storage area to direct flows back to the road surface and not towards the pond feature to the north. The holding provision (h-5) was included as a requirement for a public site plan meeting as part of the site plan review process.

On November 23, 2020, a Site Plan Control Application (SPA20-103) was received by the City of London. The Site Plan Control application and Zoning By-law Amendment application were submitted and reviewed concurrently. Outstanding comments related to the site plan drawings and reports are technical in nature, with a majority of the comments from first submission being addressed. The comments from the third submission site plan package are attached herein as Appendix "C". The identified matters that were included in the Council resolution (August 11, 2021) are integral to the proposal being considered at the December 13, 2021 public site plan meeting.

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

On November 10, 2021, a Notice of Site Plan Control Application was sent out to all property owners within 120 metres of the subject lands and to those who made comments through the Zoning By-law Amendment application. Notice of Application was published in The Londoner on November 11, 2021. On November 24, 2021, Notice of Public Meeting for the site plan was sent out to all property owners within 120 metres of the subject lands and those who made comment throughout the Zoning By-law Amendment Application. Notice of Public Meeting was published in the Londoner on November 25, 2021.

At the time this report was prepared, two (2) responses were received in response to the Notice of Site Plan Control Application and Notice of Public Meeting. One of the responses was requesting further information on the public participation meeting and the other was regarding the fencing along the northern property boundary.

Comments that were received through the Zoning By-law Amendment public meeting, in general, were related to the following:

- Increased traffic
- Lack of parking spaces on site
- Loss of trees and privacy
- Type of tenure
- Proposal is out of character with the surrounding neighbourhood
- Damage to existing retaining walls
- Impacts of construction (noise etc.)

Comments raised through the Zoning By-law Amendment public meeting and the comment received regarding fencing have been addressed in Section 4.0 of this report.

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

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

The Provincial Policy Statement, Section 1.1, Managing and Directing Land Use to Achieve Efficient and Resilient Development encourages healthy, liveable and safe communities which are sustained by accommodating a range of residential types to meet long-term needs (1.1.1.b)). The PPS directs settlement areas to be the focus of growth and development with land use patterns based on a mix of land uses and densities which efficiently use land and resources (1.1.3.2.a)). Further, land use patterns within the settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2). Direction is also provided to planning authorities to permit and facilitate all housing options required to meet the social, health, economic, and well-being requirements of current and future residents (1.4.3.b).

The proposed development would facilitate the construction of 29 new residential units within an existing settlement area and provide for diverse housing options within the existing neighbourhood.

The Provincial Policy Statement provides policies on protecting natural heritage, water, cultural heritage and archaeological resources for their economic, environmental and social benefits (2.0). Section 2.1 of the PPS provides policies relating to natural heritage and directs natural features and areas to be protected for the long term (2.1.1). Within significant wetlands or significant woods, development and site alteration shall not be permitted (2.1.4 and 2.1.5). The PPS further seeks to protect the significant wetlands and woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (2.1.5). In terms of the subject lands, there is a natural heritage feature on the adjacent northerly lands. The PPS provides direction where development and site alteration shall not be permitted on adjacent lands

to the 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 their ecological functions (2.1.8).

Through the Zoning By-law Amendment application and Site Plan Control application process, an Environmental Impact Study (EIS) was received and accepted by City staff. Based on recommendations of the EIS, the proposed development will not have negative impacts on the natural features on the abutting lands.

The proposed development is consistent with the PPS.

### The London Plan

*The London Plan* is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides Key Directions that encourage a mixed-use compact City by planning to achieve a compact, contiguous pattern of growth by looking “inward and upward” through infill and intensification of various types and forms to take advantage of existing services and facilities (59\_2 and 59\_4). The Key Directions in The London Plan provide direction to build strong, healthy and attractive neighbourhoods for everyone by protecting, recognizing and enhancing neighbourhood character and environmental features (61\_5). Directions for building a mixed-use compact City also include ensuring a mix of housing types are provided within our neighbourhoods so that they are complete and support aging in place (59\_5). The London Plan Key Directions also include ensuring that new development is a good fit within the context of the existing neighbourhood (62\_9). The proposed development provides for appropriate intensification on an existing, underutilized piece of land within the City boundaries that utilizes existing services and facilities in the area. Further, the proposed development will not have any negative impacts on the abutting environmental features.

The subject lands are located within the Neighbourhoods Place Type with frontage along a Neighbourhood Street, as identified in \*Map 1 – Place Types and \*Map 3 – Street Classifications. Permitted uses along the Neighbourhoods Place Type include a range of residential uses including single detached; semi-detached; duplexes; converted dwellings; townhouses; secondary suites; home occupations and group homes with a minimum height of one (1) storey and a maximum height of two and a half (2.5) storeys in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type and \*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type. The proposed stacked townhouses at the rear of the subject lands are a permitted use as per the Zoning By-law Z.-1. The proposed development represents residential intensification within an existing neighbourhood which is encouraged to achieve aging in place, a diversity of built form, affordability, and the effective use of lands within neighbourhoods (937\_).

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 of The London Plan 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 including, but not limited to, environmental impact studies (1309\_). 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 (1433\_). As part of the Zoning By-law Amendment application, an Environmental Impact Study was submitted and



reviewed by City staff. Through this process, the Environmental Impact Study was accepted, and a development limit was established to not impact the adjacent feature.

The proposed development is consistent with The London Plan.

#### The 1989 Official Plan

As shown in Schedule 'A' of the 1989 Official Plan, the subject lands are designated as Multi-Family, Medium Density Residential . This designation primarily permits 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 (3.3.1). The Multi-Family, Medium Density Residential designation provides for a suitable transition between Low Density Residential Areas and more intense forms of land use (3.3). Height and density within the Multi-Family, Medium Density Residential designation are limited to 4-storeys and 75 units per hectare (3.3.3.i) and 3.3.3.ii)). The development proposes a density of 50 units per hectare (29 units) at a height of two (2) storeys, meeting the intent of the 1989 Official Plan policies.

The subject lands are adjacent to a Woodlands designation in the 1989 Official Plan, identified on Schedule B-1 Natural Heritage. There is also a wetland feature identified on the site to the north on Schedule B-2 Natural Resources and Natural Hazards. As previously noted, an EIS was submitted through the Zoning By-law Amendment application and was also evaluated by the Environmental and Ecological Planning Advisory Committee. Through this process, City staff were generally supportive of the recommendations of the EIS. Recommendations of the EIS will be included with the Development Agreement as part of this application, including but not limited to methods for monitoring and restoration.

The proposed development provides for residential intensification through infill development that is appropriate with the surrounding land uses and is consistent with the 1989 Official Plan.

#### Zoning By-law Z.-1

The subject lands are located within a special provision Holding Residential R5 (h-5\*R5-7(20)) zone which permits the use of the lands for cluster townhouse dwellings and cluster stacked townhouse dwellings. Special provisions for the site regulate a minimum interior yard depth for the second storey decks of 3.0 metres; a minimum rear yard depth for the second storey decks of 3.0 metres; a parking rate for the stacked townhouses of 1.0 spaces per unit; and a setback to the Open Space (OS5) zone of 0.0 metres. A special provision Open Space (OS5(19)) zone also applies to the subject lands which permits conservation lands; conservation works; passive recreation uses which include hiking trails and multi-use pathways; and managed woodlots. Special provisions for the OS5(19) zone regulate a minimum lot area of 764.0 square metres. The OS5(19) zone was applied to the lands to establish the appropriate development limit, in accordance with the submitted EIS.

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

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

As proposed, the Site Plan Application is compliant to the provisions of the Zoning By-law Z.-1.

### 3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

### 4.0 Key Issues and Considerations

#### 4.1 Issue and Consideration # 1: Council Resolution

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

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

- i) *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; and,*
- 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*

The Site Plan Control By-law contemplates board on board privacy fencing to a maximum height of 1.8 metres (6 feet). In order to address the resolution of Council, the applicant is proposing a board-on-board fence with a height of 2.1 along the perimeter of most of the site. Staff are in concurrence with the height in order to address the request of Council. Along the north property boundary, staff have worked with the applicant to provide a fencing strategy to mitigate any impacts on the Natural Heritage Feature. Board-on-Board fencing is proposed along the northerly lot line to the end of Unit 18. East of unit 18, and within the OS5 (19) zone the applicant is proposing chain link fencing at 1.2 metres in height (identified in blue in Image 1 below). The chain link fencing within this area is proposed to not restrict amphibian and other animal movements to the feature and to reduce the impact on the natural area. Given that this area to be fenced with chain link is within densely treed area, staff have no concerns from a privacy aspect and are of the opinion that the intent of the Council Resolution is maintained.

While a 2.1 metre board-on-board fence is proposed along the east property boundary, as requested by Council, it is noted that the lands to the east are currently undeveloped and therefore, there are no existing privacy issues for this section of land. The lands slope dramatically to the east, and retaining walls are proposed along the eastern property boundary. Despite this, and in accordance with Council direction, staff are requiring a 2.1 metre board-on-board fence along this lot line. The Site Plan Control By-law provides rationale for requesting board-on-board fencing for developments of this nature. An increase in height to 2.1m for fencing along this property line is reasonable. The fencing provides screening qualities for the undeveloped easterly lands at such a time when they are developed, despite the site being significantly lower than the subject lands.

A 2.1 metre board-on-board fence is proposed along the entire southern property boundary, consistent with Council's Resolution. While there is an existing hedge within the south-east corner, the proposed fence should have no impact on the health of the hedge and staff have provided comments to consider moving the fencing to be located solely within the subject lands to avoid any potential impacts.



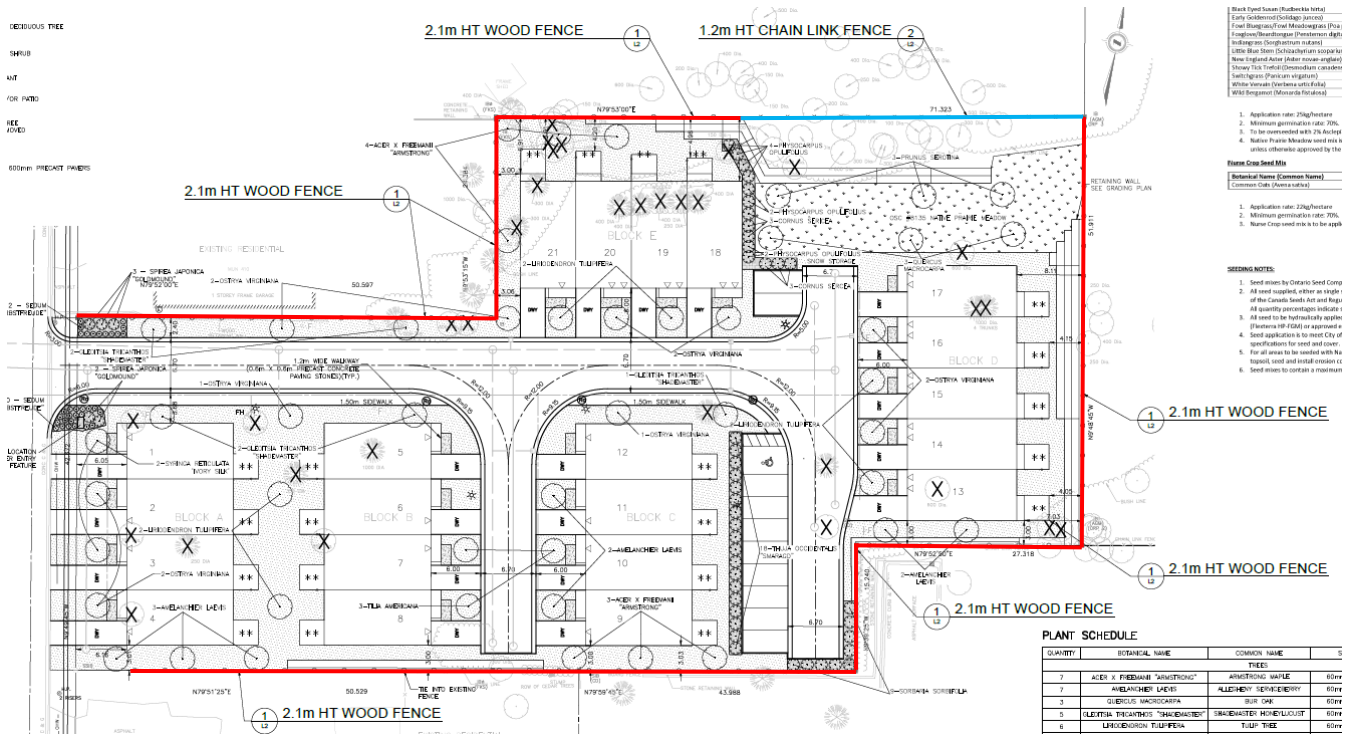


Image 1: Landscape Plan identifying proposed fencing type around the site. Red indicates the 2.1 metre board-on-board fence. Blue indicates the 1.2 metre chain link fence.

Staff are satisfied that the proposed fencing meets the intent of Council's Resolution.

As part of the most recent submission, the Landscape Plan identifies the OS5(19) zone lands containing a seeding mix to ensure that the OS5(19) zoned lands are naturalized upon the completion of development and remain naturalized by way of a Monitoring Plan. The proposed native seed mix is to assist in enhancing the area along with the proposed plantings in the area to maintain the existing ecological function and not impact the abutting feature. Additionally, in accordance with the recommendations of the accepted Environmental Impact Study, a Monitoring Plan has been submitted within the Landscape Plan and associated notes for this plan to ensure the restoration plan is successfully established and the indicated species were used. The Landscape Plan, and associated Monitoring Plan will form part of the developments Construction Plans. In accordance with Council's Resolution, a special provision will also be included within the Development Agreement to address the identified request.

Staff are satisfied that the feature will be naturalized, restored and compensated in accordance with the mitigation measures in the recommendations of the Environmental Impact Study and City Ecologist, meeting the intent of Council's Resolution.

To ensure that the restoration and compensation areas are protected and maintained in their natural state and not manicured, a special provision will be included in the Development Agreement. Included within the special provision will be the requirement for information on the feature and how to protect it within any purchase and sale agreements.

Staff are satisfied that once the Development Agreement is registered on title of the subject lands, the restoration and compensation areas will be protected and maintained in a natural state and not manicured, which meets the intent of Council's Resolution.

As noted on the proposed grading plan, a small berm has been proposed within the proposed snow storage area to ensure the flows lead back to the road surface and not towards the pond feature to the north. Additionally, the applicant has identified that once the area draining back to the roadway is full of snow, the snow will be trucked off site. To ensure this occurs, a special provision will be added to the Development Agreement for the removal of excess snow from the subject lands.

Staff are satisfied that with the inclusion of the small berm and removal of excess snow storage from site, the associated flows will not be directed towards the northern pond feature, meeting the intent of Council's Resolution.

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

The special provision Residential R5 (R5-7(20)) zone permits the development of cluster townhouse and cluster stacked townhouse dwellings, as per Zoning By-law Amendment (Z-9293). Through the Zoning By-law Amendment process, it was concluded that the proposed cluster townhouse and cluster stacked townhouse dwelling uses were compatible with the surrounding residential neighbourhood and will not be out of character with the existing residential uses.

The special provision Open Space (OS5(19)) zone permits the lands to remain in their natural state and limit impacts of the proposed development on the natural heritage feature to the north of the site.

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

The Site Plan application proposes a total of 29 residential units with a density of 50 units per hectare, which complies with the R5-7(20) zone regulations of the Zoning By-law Z.-1. It being noted that the density of 50 units per hectare only includes the lands zoned R5-7(20) and does not include the portion of lands zoned OS5(19). Parking on site includes 53 parking stalls, in accordance with the Zoning By-law Z.-1. Visitor parking is required as per the Site Plan Control By-law at a rate of 1 space for every 10 units. As part of this proposal, three (3) visitor parking stalls are proposed, one being barrier-free, for all uses on site, in accordance with the Site Plan Control By-law. Parking for the townhouses includes one space in the garage, one in the driveway. The stacked townhouse parking allows for one space in the driveway, one in the common parking area located to the east of Block C and Block E. In doing so, one space is available for each stacked townhouse unit. It is noted that one of the stacked townhouse units has access to a second parking stall within the garage of the dwellings. It is noted that no parking is proposed within the OS5(19) Zone. As such, staff have no concerns with the proposed parking configuration on site.

One of the concerns raised at the Zoning By-law Amendment public participation meeting was the increased traffic along Old Wonderland Road. As part of the Zoning By-law Amendment application and Site Plan Control application review, Transportation staff have identified no concerns with increased traffic and a traffic impact analysis was not required as the development did not meet the minimum requirements to warrant such a study.

In terms of lot coverage, the R5-7(20) zone permits a maximum lot coverage of 45% whereas the proposed development proposes a lot coverage of 33.4% within the residential zoned lands, complying with the regulations of the Zoning By-law Z.-1. Under the R5-7(20) Zone, the minimum landscape open space requirement is 30% whereas the proposed development proposes a landscape open space of 38.3%, exceeding the minimum requirements of the Zoning By-law Z.-1.

#### **4.4 Issue and Consideration # 4: Form**

The subject lands are proposed to be developed in the form of cluster townhouse and cluster stacked townhouses with a maximum height of 10.8 metres from the lowest grade (2-storeys), being Block D. The height, given the grading on site, varies from 7.5 metres to the previously mentioned 10.8 metres maximum. It is noted that the maximum permitted height under the R5-7(20) Zone is 12.0 metres.

Through the Zoning By-law Amendment process, concerns were raised regarding the compatibility of the development with the surrounding neighbourhood as Old Wonderland Road is comprised of low-density residential uses, mainly being single detached dwellings. Medium density uses are present around the subject lands in the form cluster townhouses, including to the east and south-east. In terms of compatibility

with respect to height, the surrounding lands zoned Residential R1 (R1-10) permit a maximum height of 12.0 metres. The underlying R5-7 zone also permits a maximum height of 12.0 metres. While the height of the cluster townhouse units may appear larger once constructed compared to the existing residential dwellings due to the grading creating walkout units. Despite this, the proposed height is under the maximum permitted regulation in the Zoning By-law. Setbacks have been provided in accordance with the Zoning By-law Z.-1 which provide an appropriate buffer between the proposed development and abutting uses. The cluster townhouse and cluster stacked townhouses are permitted as of right within the Zoning By-law Z.-1 and are keeping with the intent of both The London Plan and the 1989 Official Plan.

#### **4.5 Issue and Consideration # 7: Landscaping, Tree Preservation and Natural Heritage Features**

To facilitate and accommodate the proposed development 33 of the 88 trees on site are proposed to be removed, accounting in 38% of the total trees on site being removed. The proposed trees to be removed, one (1) has been identified as excellent, 20 of these trees are identified as good condition, six (6) in fair condition, two (2) in poor condition and four (4) identified as dead. The trees identified as excellent and good condition are required to be removed to facilitate the proposed development. The majority of the trees being maintained about the northern property boundary within the OS5 zoned lands. The retained trees on site will assist in providing screening and privacy from the proposed development.

With the proposed development, 64 trees are proposed to be planted along with 28 shrubs, and 32 perennials and grasses. The proposed tree plantings around the site boundaries are in accordance with the minimum requirements of the Site Plan Control By-law. Additional trees are proposed to be planted internal to the site, including one tree per unit.

Through the Zoning By-law Amendment application, an Environmental Impact Study was submitted to ensure the proposed development did not have any impacts on the feature to the north. The Upper Thames River Conservation Authority also reviewed and approved a Water Balance report where its results were co-ordinated with the revised, and accepted EIS. The OS5(19) zone lands provide for a woodland and compensation area which will also provide a suitable naturalization/restoration area.

Recommendations of the EIS have been incorporated into the submitted plans through the Site Plan Control application and the necessary special provisions will be included in the Development Agreement.

#### **4.6 Issue and Consideration # 5: Privacy, Parking, Lot Lighting and Garbage Storage**

One of the main concerns raised through the Zoning By-law Amendment application process was the loss of privacy due to the proposed development. As part of Council's Resolution, a board-on-board fence that not only met the requirements of the Site Plan Control By-law, but exceeded the requirements, was to be provided. As noted in Section 4.2, a 2.1 metre board-on-board fence is proposed along the north property boundary to the end of the residential Unit 18, as well as along the east and south property boundary. The proposed fencing will assist in providing privacy to the abutting low density residential uses.

In terms of parking, the proposed development complies with the minimum parking requirements of the Zoning By-law. Through the Zoning By-law Amendment process, a parking standard of 1 space for the stacked townhouse units was established. As previously discussed, the proposed parking complies with the minimum requirements of the Zoning By-law Z.-1.

As part of a complete application, a lighting plan (photometric) plan was submitted (as shown within Appendix 'A'), where the applicant is proposing a total of six (6) light

standards within the development. The photometric plans are evaluated based on the intensity of light and the impact on surrounding properties. Currently, the light cast on the abutting lands is shown at 0.0 foot-candles along all property boundaries. Staff are satisfied that light cast will not trespass beyond the property lines, in accordance with the Site Plan Control By-law. This is further enhanced by the proposed 2.1m board-on-board fencing.

Garbage on-site will be stored internal to each unit and be brought out to the curb on collection day for door point pick-up. The proposed garbage collection is consistent with other medium density developments. Staff have no concerns with the proposed garbage collection intent.

#### **4.7 Issue and Consideration # 7: Outstanding Site Plan Comments**

Third submission comments were provided to the applicant on October 8, 2021 and are attached herein as Appendix 'C'. The fourth submission documents were submitted Friday November 12, 2021 and are currently under review by staff.

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

## Conclusion

The site plan, as proposed, is consistent with the Provincial Policy Statement, has regard for The London Plan and is in conformity with the 1989 Official Plan. The application, as proposed, complies to the regulations of the Zoning By-law Z.-1 in accordance with the Site Plan Control By-law and provides for appropriate infill development within an established neighbourhood.

**Prepared by:** **Melanie Vivian**  
**Site Development Planner, Sit Plans, Planning and Development**

**Reviewed by:** **Michael Pease, RPP**  
**Manager, Site Plans, Planning and Development**

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

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

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning and Development.

cc: Heather McNeely, Manager, Current Development, Planning and Development  
MV/mv

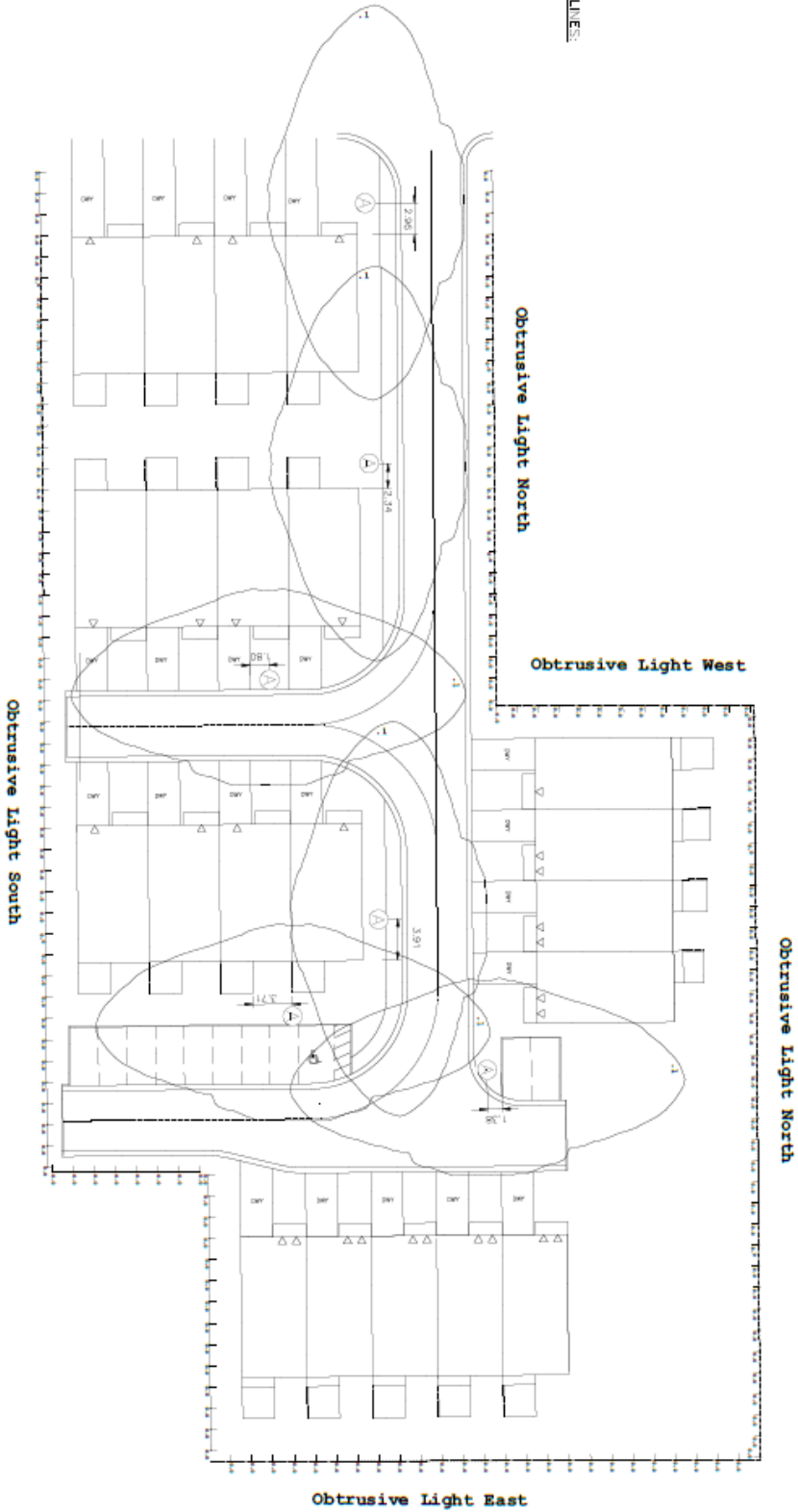


Photometric Plan

PHOTOMETRIC LEGEND  
 (A) CYCLONE PICTURE LIGHT H-FCO-14R-20W-3K  
 MOUNTED AT 25FT ON BASE MOUNTED  
 ALUMINUM POLE

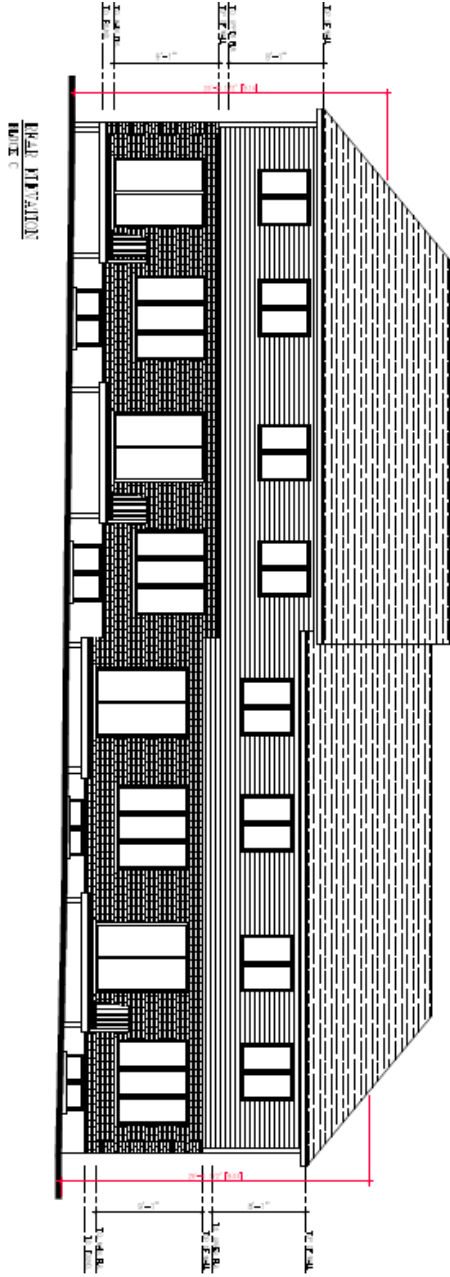
GENERAL NOTES:  
 1. AS PER CITY COMMENTS, DRIVEWAYS SHOWN  
 ARE NOT CLASSIFIED AS A ROADWAY.  
 THEREFORE ROADWAY LIGHTING CRITERIA WAS  
 NOT USED IN THIS DESIGN.

MAXIMUM CALCULATED SPILL LIGHT AT PROPERTY LINES:  
 DETRUSIVE LIGHT NORTH = 0.0 LUX  
 DETRUSIVE LIGHT WEST = 0.0 LUX  
 DETRUSIVE LIGHT EAST = 0.0 LUX  
 DETRUSIVE LIGHT SOUTH = 0.0 LUX

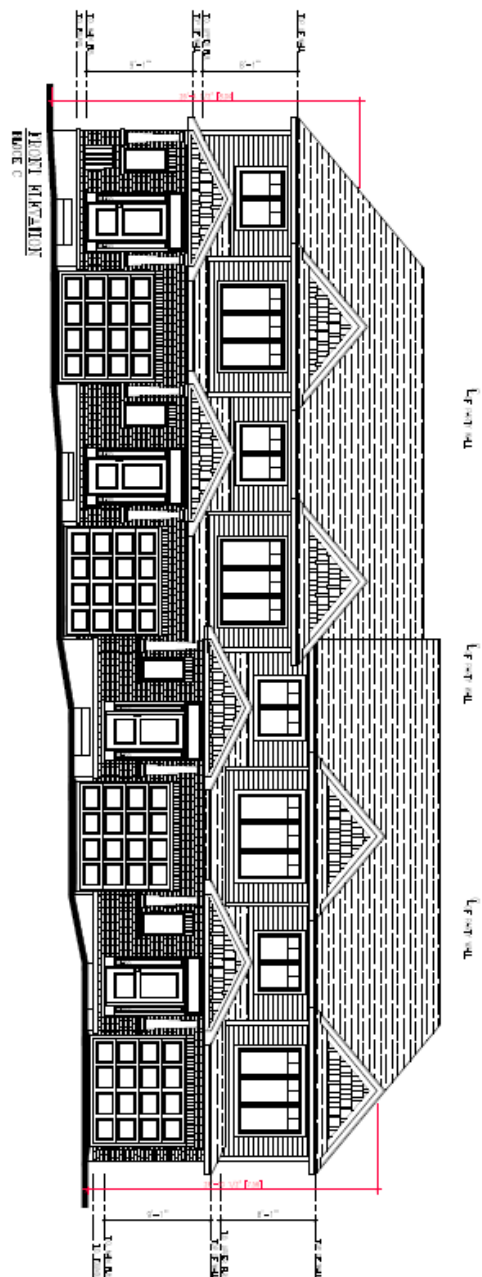




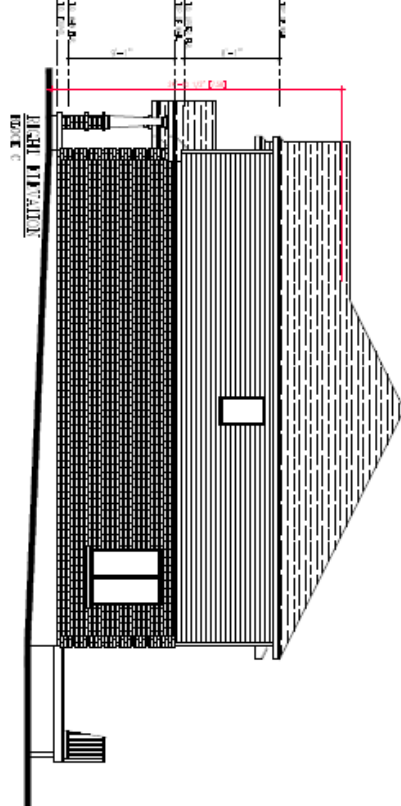
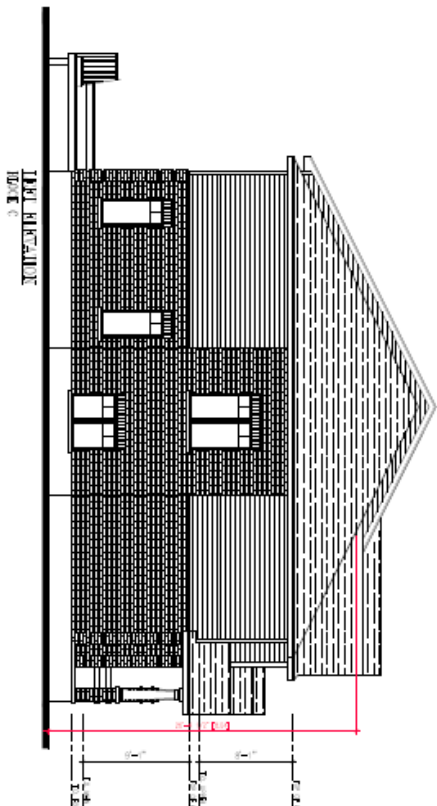
Elevations – Townhouses



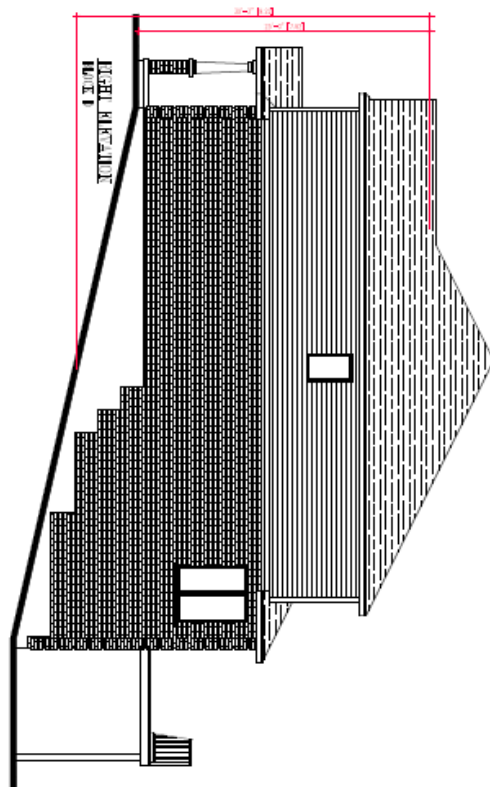
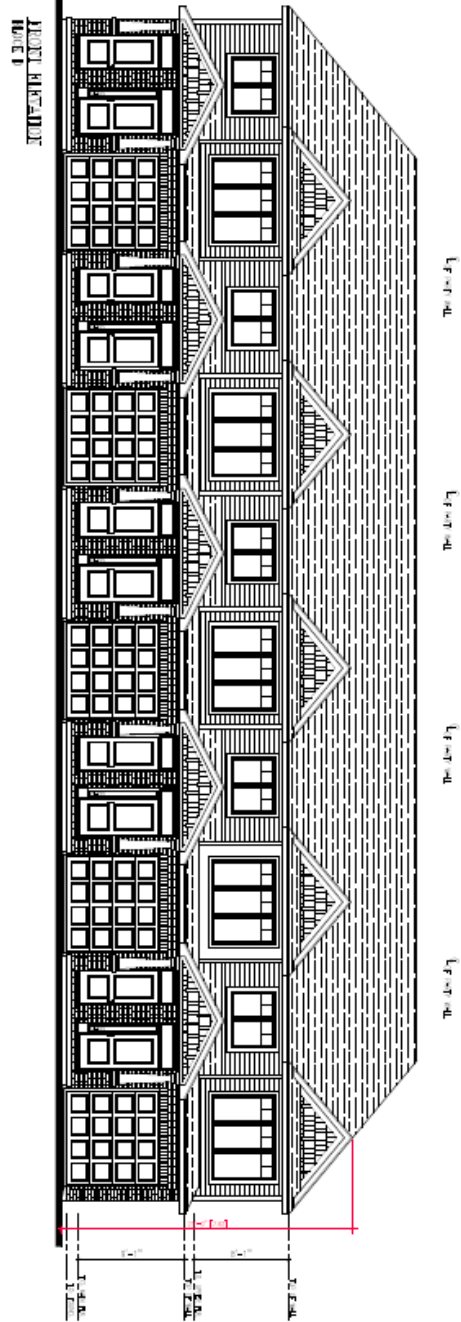
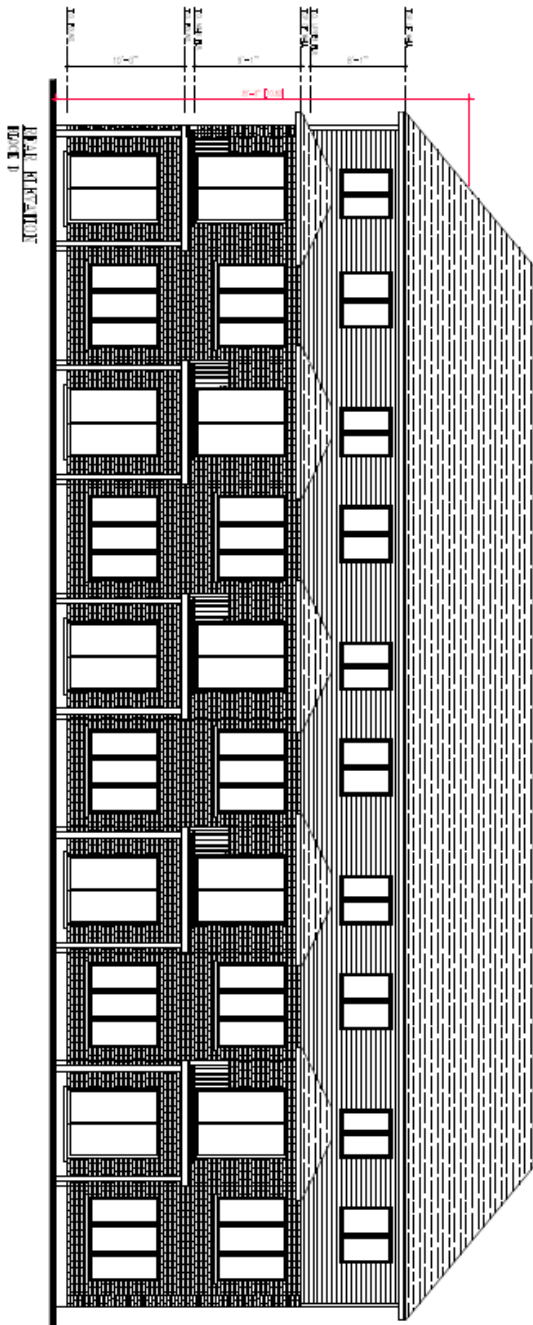
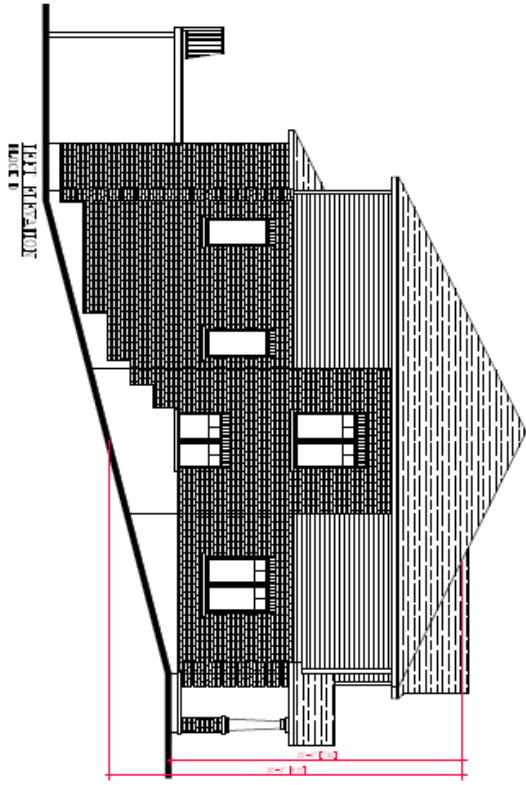
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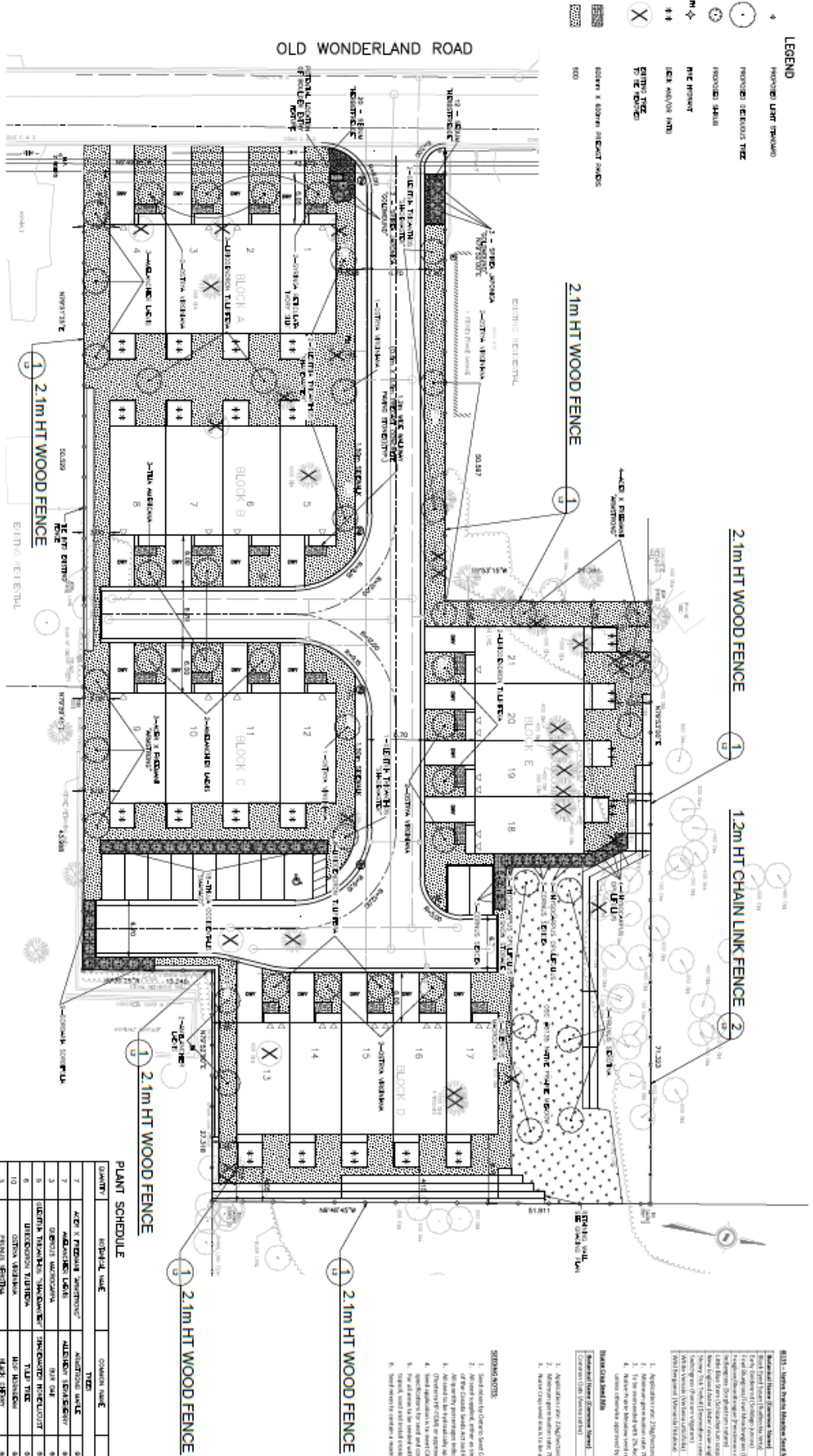


Elevations – Stacked Townhouses



Landscape Plan

METRIC  
Drawn on 1/8" scale and in metric



LEGEND

- 4 HORIZONTAL LINE SPACING
- PROPOSED BOUNDARY TREE
- PROPOSED SHADE
- PROP. PLANTING
- 1:4 AREA ANALYSIS INFO
- PROPOSED TREE
- PROP. DRIVE
- ROADWAY & DRIVEWAY PAVED MARKS
- 500

**EXIST. PLANTING TO BE MAINTAINED**

Plant Name	Quantity	Notes
Large Tree (e.g., Eucalyptus)	15	15
Medium Tree (e.g., Ginkgo)	20	20
Small Tree (e.g., Syringa)	25	25
Shrub (e.g., Ligustrum)	30	30
Groundcover (e.g., Dianella)	40	40
Grass (e.g., St. Augustine)	50	50
Palms (e.g., Phoenix)	60	60
Other	70	70

**PROPOSED PLANTING**

Plant Name	Quantity	Notes
Large Tree (e.g., Eucalyptus)	15	15
Medium Tree (e.g., Ginkgo)	20	20
Small Tree (e.g., Syringa)	25	25
Shrub (e.g., Ligustrum)	30	30
Groundcover (e.g., Dianella)	40	40
Grass (e.g., St. Augustine)	50	50
Palms (e.g., Phoenix)	60	60
Other	70	70

- GENERAL NOTES:**
1. All work shall be done in accordance with the approved plans.
  2. All work shall be done in accordance with the approved specifications.
  3. All work shall be done in accordance with the approved schedule.
  4. All work shall be done in accordance with the approved budget.
  5. All work shall be done in accordance with the approved quality control.
  6. All work shall be done in accordance with the approved safety plan.
  7. All work shall be done in accordance with the approved environmental plan.
  8. All work shall be done in accordance with the approved community relations plan.
  9. All work shall be done in accordance with the approved risk management plan.
  10. All work shall be done in accordance with the approved stakeholder engagement plan.

**PLANT SCHEDULE**

QUANTITY	PROPOSED NAME	COMMON NAME	HT	SPACING	CONTAINER	COMMENTS
1	ACER 1.5m	RED BARK	1.5m	1.5m	1.5m	
2	ALBICORN 1.5m	ALBICORN	1.5m	1.5m	1.5m	
3	BANANA TREE 1.5m	BANANA TREE	1.5m	1.5m	1.5m	
4	CHERRY 1.5m	CHERRY	1.5m	1.5m	1.5m	
5	DRUMMOYNE 1.5m	DRUMMOYNE	1.5m	1.5m	1.5m	
6	ELM 1.5m	ELM	1.5m	1.5m	1.5m	
7	FRASER 1.5m	FRASER	1.5m	1.5m	1.5m	
8	HEAVY BLOSSOM 1.5m	HEAVY BLOSSOM	1.5m	1.5m	1.5m	
9	HYDRANGEA 1.5m	HYDRANGEA	1.5m	1.5m	1.5m	
10	IRIS 1.5m	IRIS	1.5m	1.5m	1.5m	
11	JASMINE 1.5m	JASMINE	1.5m	1.5m	1.5m	
12	LAUREL 1.5m	LAUREL	1.5m	1.5m	1.5m	
13	LYRATA 1.5m	LYRATA	1.5m	1.5m	1.5m	
14	MAHONIA 1.5m	MAHONIA	1.5m	1.5m	1.5m	
15	ORANGE 1.5m	ORANGE	1.5m	1.5m	1.5m	
16	PINK 1.5m	PINK	1.5m	1.5m	1.5m	
17	RED 1.5m	RED	1.5m	1.5m	1.5m	
18	SHRUB 1.5m	SHRUB	1.5m	1.5m	1.5m	
19	SPRING 1.5m	SPRING	1.5m	1.5m	1.5m	
20	THORN 1.5m	THORN	1.5m	1.5m	1.5m	
21	WINTER 1.5m	WINTER	1.5m	1.5m	1.5m	
22	YEW 1.5m	YEW	1.5m	1.5m	1.5m	

## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On November 10, 2021, Notice of Application was sent to all property owners within 120 metre radius of the subject lands and to those who made public comments during the Zoning By-law Amendment application. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 11, 2021.

On November 24, 2021, Notice of Public Meeting was sent to all property owners within a 120 metre radius of the subject lands to those who made public comments during the Zoning By-law Amendment application. Notice of Public Meeting was published in *The Londoner* on November 25, 2021.

Two (2) written replies were received as part of the original circulation and at the time of writing this report. In general, the comments requested additional information about the future public participation meeting and the fencing along the northern property boundary.

**Nature of Liaison:** Site Plan Approval to allow for the development of the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in the construction of three (3) two-storey townhouse blocks and two (2) two-storey stacked townhouse blocks for a total of 29 units.

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**From:** MAUREEN TUCKER < >  
**Sent:** Tuesday, November 23, 2021 4:31 PM  
**To:** Vivian, Melanie <mvivian@london.ca>  
**Subject:** [EXTERNAL] 414-418 Old Wonderland

Hello, we are Maureen and Ron Tucker, 410 Old Wonderland Rd.

We have no further comments or questions on the proposed project next door/behind us at this time, but would like the opportunity to join in any Zoom meetings in the future.  
Thank you.  
~ M&R Tucker

---

**From:** Susan McDonald < >  
**Sent:** Tuesday, November 23, 2021 8:50 PM  
**To:** Vivian, Melanie <mvivian@london.ca>  
**Subject:** [EXTERNAL] File SPA 20-103 - 414-418 Old Wonderland Rd

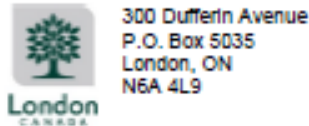
Hi Melanie  
We are neighbours to the south of this new development.  
From what we can make out there is a wood fence along the property to our chain link fence which is located on our property.  
We feel the developer should carry their wood fence all the way to the end of their property line. The wood fence is higher than our chain link and for privacy, wood is better, as you can appreciate the number of occupants on this property seems excessive in an area that is now a very quiet neighbourhood.

Thank you for your time.  
Bruce and Susan McDonald  
426 Old Wonderland Rd  
Sent from my iPad



**Appendix C: Agency/Departmental Comments**

The following comments were provided as the third submission responses. Fourth submission documents have been received and are currently being reviewed by staff.



Four Fourteen Inc. c/o Harry Goossens (Dillon Consulting)  
303-200 Villagewalk Blvd  
London, ON N6G 0W8

October 8, 2021

**Re: Site Plan Control Approval for, 414-418 Old Wonderland Road. London ON – File Number SPA20-103**

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

<b>General Comments:</b>
<ol style="list-style-type: none"> <li>Staff are targeting a PEC date of December 13, 2021 to satisfy the Holding Provision (h-5).</li> <li>Provide a security estimate containing both the landscaping and engineering works. The security estimate is to be stamped by both an Engineer and Landscape Architect.</li> </ol>
<b>Response:</b>

<b>Site Plan Comments:</b>
<ol style="list-style-type: none"> <li>In accordance with Council Resolution, a board-on-board fence is required along the east, north and south property boundaries. Currently, only a portion is proposed to be board-on-board.</li> <li>Provide a small berm to ensure the snow storage run off is directed towards the drive aisle and not towards the pond feature. Alternatively, consider trucking the snow storage off site. If snow storage is proposed to be trucked off site, please provide a note on the site plan.</li> <li>Include details on the barrier-free signage and pavement markings. Refer to Figure 7.1 and Figure 7.3 of the Site Plan Control By-law.</li> <li>Confirm if the "Wood Retaining Wall" (see below) is a board-on-board wooden fence or if a board-on-board fence is proposed on top of the retaining wall.</li> </ol>
<ol style="list-style-type: none"> <li>Revise the photometric plan to provide a light cast of 0.0 to 0.1 along the property boundaries. The current proposal indicates light casts of up to 0.9 abutting property boundaries which exceeds the minimum staff would support. Refer to Section 8.2 of the Site Plan Control By-law to ensure the proposed light standards meet the criteria for bird friendly design.</li> <li>To enhance privacy around the site, provide for additional landscaping to fill in gaps between the proposed trees.</li> </ol>
<b>Response:</b>

<b>Landscape Comments:</b>
<ol style="list-style-type: none"> <li>Red Maple Sunset trees are specified between driveways. While a lovely native tree, their surface roots can lift sidewalks or interfere with mowing. Might cause maintenance issues in future. Consider changing these to smaller species already specified on plan- Amelanchier laevis, Ostrya virginiana, etc</li> <li>See Ecology Comments below for further landscaping comments.</li> </ol>
<b>Response:</b>

<b>Ecology Comments:</b>
<ol style="list-style-type: none"> <li>1. The following changes are needed to the landscape plan itself to ensure conformity with the EIS.             <ol style="list-style-type: none"> <li>a. The seeding mix used does not contain any pollinator species, it should be changed to OSC seed mix #8135 (Native prairie meadow, which is a close approximation to the meadow seed mix identified in the City's seeding specification document. The plan should reflect the requirements for seeding application (cover crop, dispersal method. All need to be identified in accordance with this document and shown on the figure (document attached for reference).</li> <li>b. The seeding mix is to be overseeded with common milkweed at 2% as per the seeding specification.</li> <li>c. Replace (3) Red osier dogwood with (3) Ninebark.</li> <li>d. I am not convinced Yellow Birch will do well in this location, should change the (3) Yellow Birch to (3) Hackberry</li> </ol> </li> <li>2. The landscape plan needs to identify an appropriate watering plan for the plantings and seeded area to ensure they establish in the first two years of growth.</li> <li>3. A monitoring plan is needed to ensure the restoration plan is successfully established and indicated species were used.</li> <li>4. The additional stretch of OS5 that goes behind the top lots, the restoration plan was to be for all OS5 areas and it does not extend to that area</li> </ol>
<b>Response:</b>

<b>Building Design Comments:</b>
<ol style="list-style-type: none"> <li>5. We acknowledge the enhanced architectural treatment proposed on North Elevations for Blocks 'A, B, C and D' and East Elevation for Block 'E' and is acceptable.</li> <li>6. Label the materials and colour on all the elevations provided.</li> </ol>
<b>Response:</b>

<b>Engineering Comments:</b>
<p>Servicing comments</p> <ol style="list-style-type: none"> <li>1. Watertight lids are not required for storm sewers, you may remove them for cost effectiveness.</li> <li>2. The Hydro pole should be relocated a min of 1.5 m away from the access. Provide notes for Hydro pole relocation.</li> </ol> <p>Grading Comment</p> <ol style="list-style-type: none"> <li>3. A portion of the proposed sites overland flow appears to spill over the newly proposed access road termination (at the north eastern corner of the paved area, adjacent to parking spaces 10/11) at elevation 259.07, spilling to the uncontrolled section of the site. If the intention is to propose barrier curb at the termination of the pavement, make the intent clear on the drawings. Alternatively, revise grading to ensure OLF for the controlled portion of the site will be conveyed solely to the site's entrance.</li> </ol> <p>TMP Comment</p> <ol style="list-style-type: none"> <li>4. Add note "ensure that there is a minimum 3.0m lane maintained at all times for EMS, and local traffic." The contractor may have to maintain a bypass, or stage the work as this is a dead end street.</li> </ol>
<b>Response:</b>

Please include with the next submission:

- Site Plans
- Engineering Plans
- Landscape Plans
- Elevations
- Cost Estimates
- Update reports
- Digital copy of submission (pdf)
- Response to comments

**SPA20-103**  
**M. Vivian**

Should you have any questions regarding your request for site plan approval please contact myself at 519-881-2489 x 7547 or [mvivian@london.ca](mailto:mvivian@london.ca).

Yours truly,



Melanie Vivian  
Site Development Planner

cc: P. Yeoman, Director, Development Services  
H. McNeely, Manager, Development Services (Site Plan)  
M. Pease, Manager, Development Planning



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



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

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

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

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

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

SPA20-103

MV

MAP PREPARED:

2021/11/16

RC

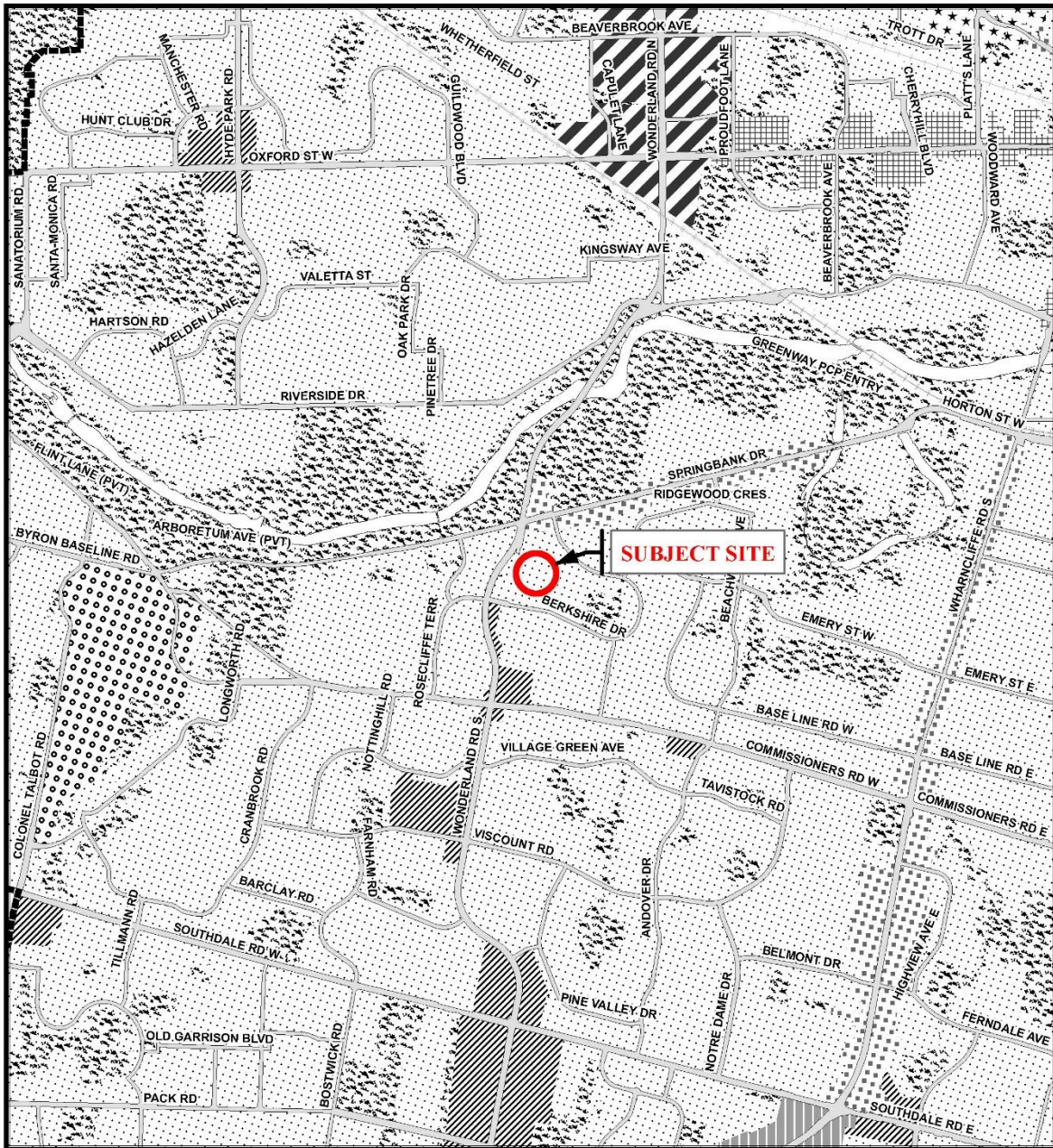
1:1,500

0 5 10 20 30 40

Meters

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





**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.*

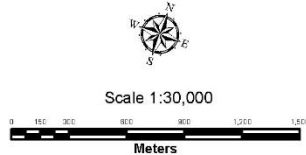
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**

Planning Services /  
Development Services

**LONDON PLAN MAP 1  
- PLACE TYPES -**

PREPARED BY: Planning Services



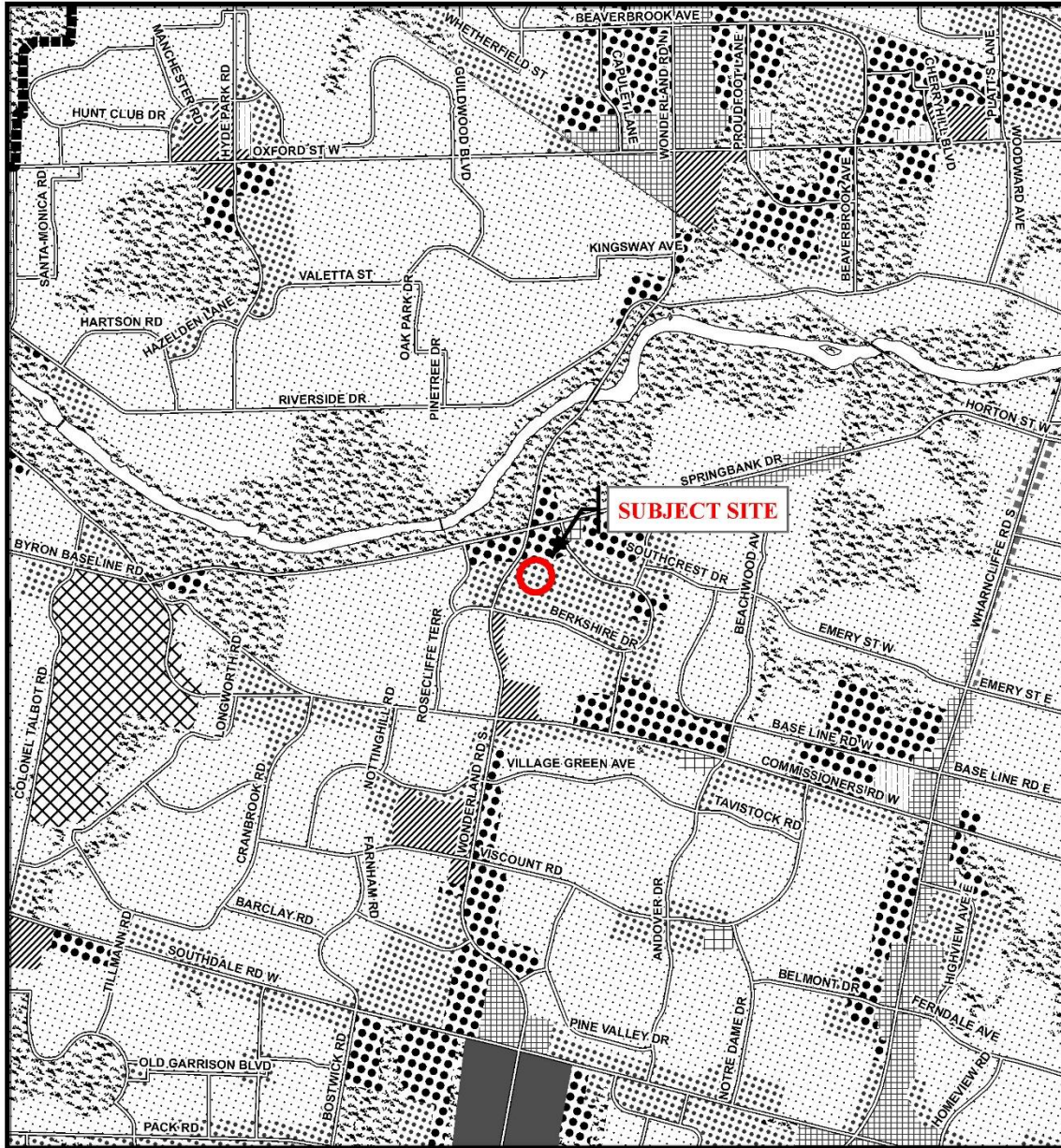
**File Number:** SPA20-103

**Planner:** MV

**Technician** RC

**Date:** November 17, 2021





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

<p><b>CITY OF LONDON</b></p> <p>Planning Services / Development Services</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>0 20 40 60 80 100 120 140 160</p> <p>Meters</p>	FILE NUMBER: SPA20-103
		PLANNER: MV
		TECHNICIAN: RC
		DATE: 2021/11/16