

## 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:** Summerside Subdivision – Phase 17  
1389 Commissioners Road East  
Public Participation Meeting

**Date:** January 10, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the City-initiated zoning by-law amendment relating to lands located within the Summerside Subdivision – Phase 17, known municipally as 1389 Commissioners Road East, the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 (R1-3) Zone **TO** a Residential R1 (R1-2) Zone.

## Executive Summary

### Summary of Request

City-initiated zoning amendment to change the zoning of 18 lots within within a draft-approved plan of subdivision (Summerside Phase 17) from a Residential R1 (R1-3) Zone to a Residential R1 (R1-2) Zone.

### Purpose and the Effect of Recommended Action

The purpose and effect is to change the zoning of Lots 55 & 56, Lots 65 to 72, and Lots 75 to 82 to permit these lots to maintain a frontage of 9.144 metres as originally intended. These lots were inadvertently overlooked during the review of a previous application for red-line revisions and zoning amendments, and subsequent review of subdivision servicing drawings. The zoning amendment initiated by City staff is intended to a correct that oversight.

### Rationale of Recommended Action

1. The recommended zoning by-law amendment is consistent with the Provincial Policy Statement.
2. The recommended zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
3. The recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation.
4. The zoning will permit single detached dwellings which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the planned vision of the Neighbourhoods Place Type.

## 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

June 21, 2021 – Report to Planning and Environment Committee – Summerside Subdivision Phase 17 – Drewlo Holdings Inc. - Special Provisions for Subdivision Agreement (File No. 39T-92020\_17).

March 1, 2021 – Report to Planning and Environment Committee – 1389 Commissioners Road East – Summerside Subdivision - Application for Approval of Red-Line Revisions to Draft Plan of Subdivision and Zoning By-law Amendments – Drewlo Holdings Inc. (File No. 39T-92020 / 39T-92020-D / Z-9283).

### 2.0 Discussion and Considerations

#### 2.1 Property Description

The subject site consists of relatively flat, vacant lands that were previously cultivated farm fields.

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

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential
- Zoning – Residential R1 (R1-3)

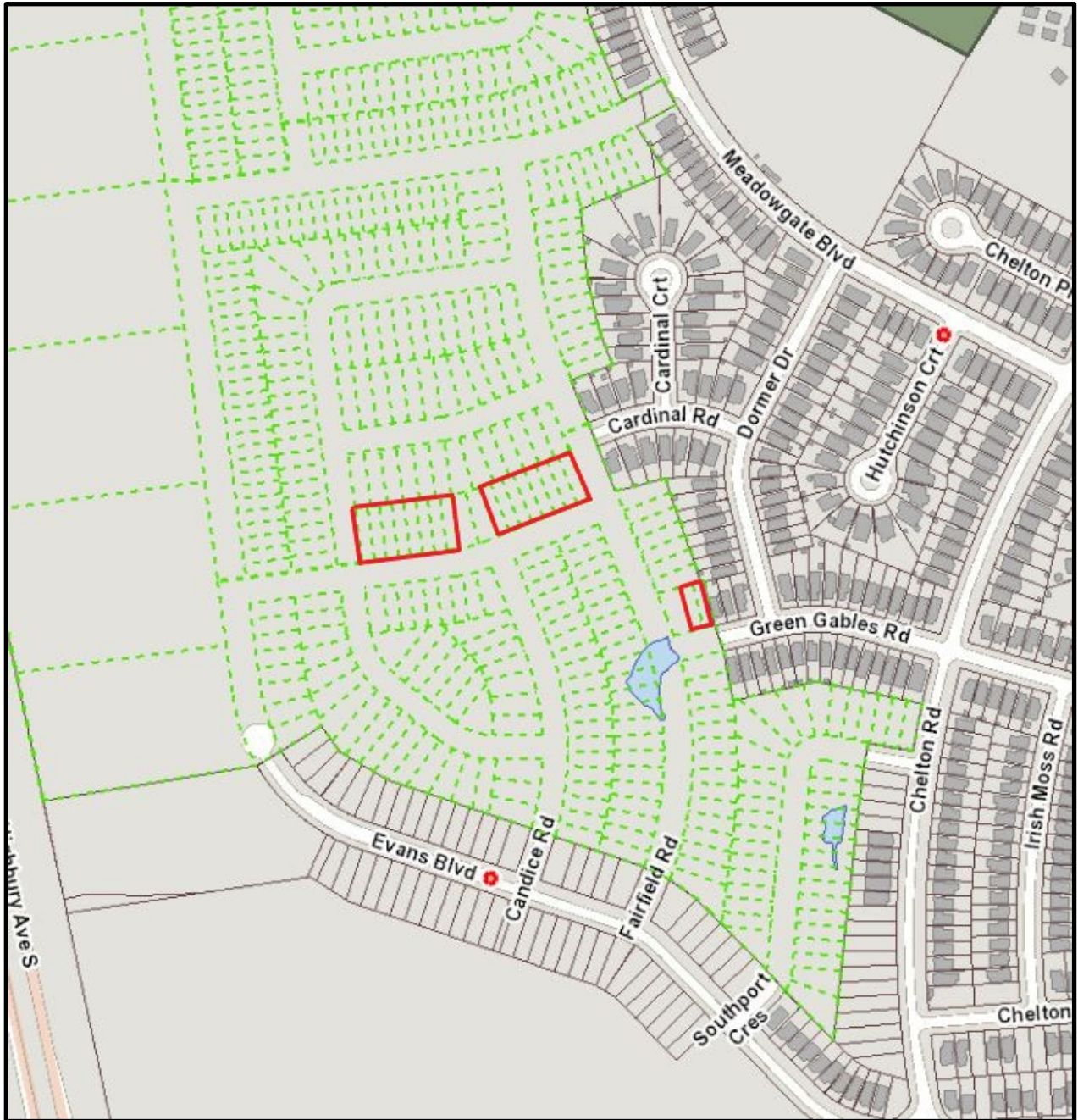
#### 2.3 Site Characteristics

- Current Land Use – vacant
- Frontage – lot frontages are 9.144 metres
- Depth – lot depths vary from 38.8 to 40.5 metres along Karenana Road, and 33.8 metres along Green Gables Road
- Area – lot areas range from 355 sq.m. to 370 sq.m. along Karenana Road, and 309 sq.m. along Green Gables Road (0.642 hectares (6,422 sq.m.) combined area of all lots)
- Shape – irregular

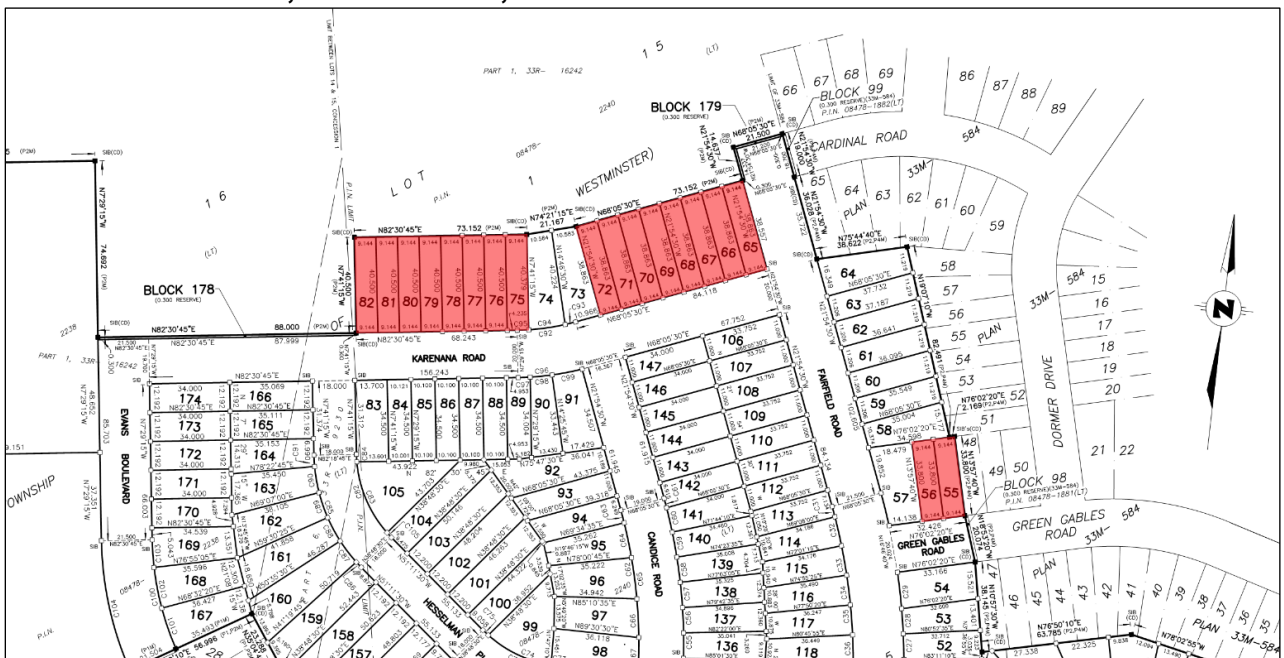
#### 2.4 Surrounding Land Uses

- North – vacant lands for future residential development
- East – residential single detached dwellings
- South – vacant lands for future residential development
- West – vacant lands for future residential development

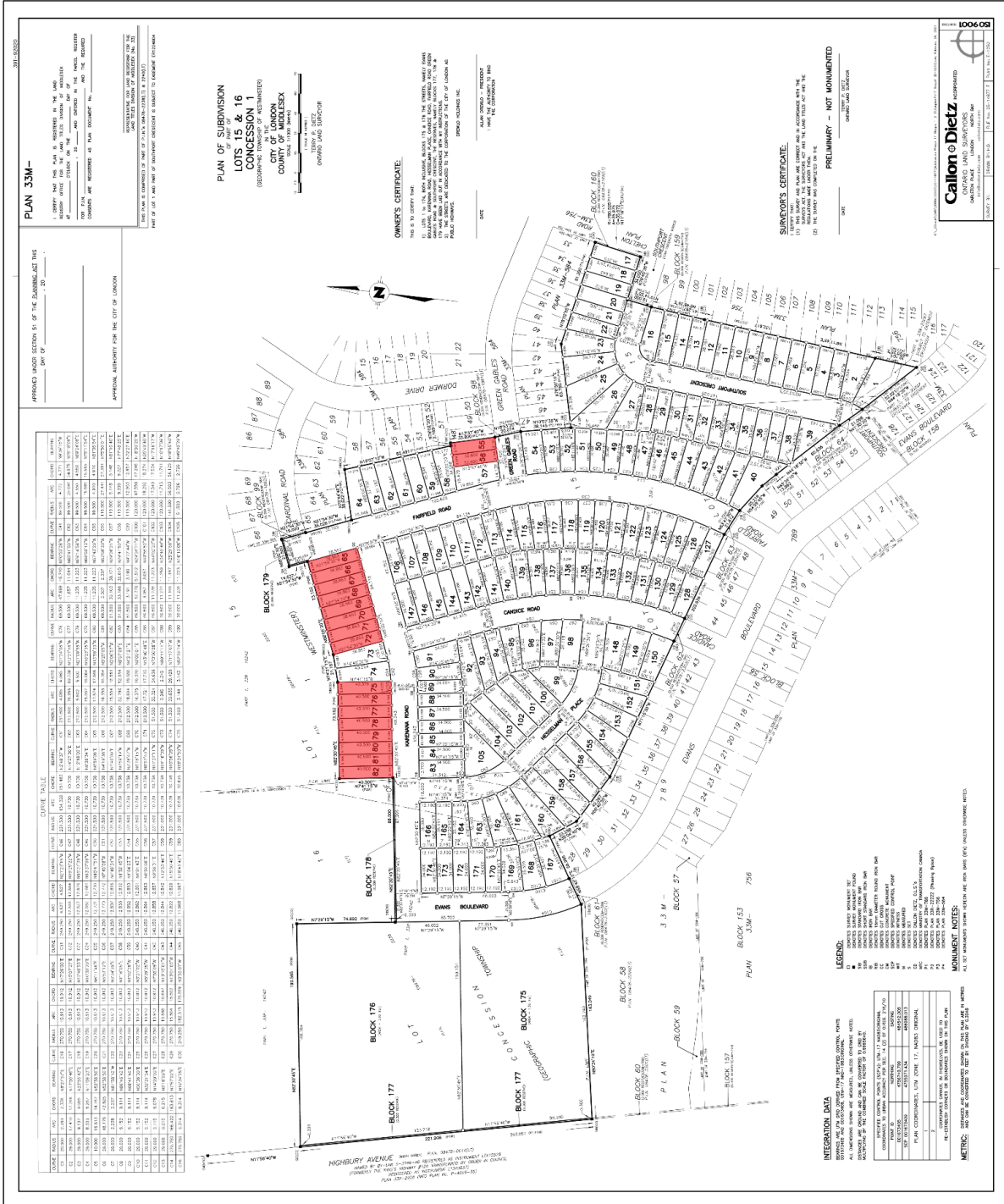
## 2.5 Location Map



## 2.6 Lots 55 & 56, Lots 65 to 72, and Lots 75 to 82



## 2.7 Summerside Subdivision – Phase 17



## 2.7 Planning History

On March 23, 2021, Municipal Council passed a Zoning By-law Amendment in conjunction with a request for proposed red-line revisions to the remaining draft-approved phases within the Summerside Subdivision (Phases 10B and 15 now known as Phases 17, 18 and 19). The zoning amendments and red-line revisions requested by Drewlo Holdings Inc. consisted of minor adjustments to lot frontages for single detached dwelling lots, replacing cul-de-sac streets with ‘through street’ connections, and removing 15 single detached lots fronting the west side of the future extension of Evans Boulevard. On April 23, 2021 the City of London Approval Authority issued Draft-Approval to the red-line revised subdivision plan for three years. Special Provisions for the Subdivision Agreement for the next phase of development (Phase 17) were approved by Council on July 6, 2021.

## 2.8 Proposed Amendment

This is a City-initiated amendment to the zoning by-law to change the zoning on 18 lots within Phase 17 of the draft plan of subdivision (16 lots fronting future Karenana Road and two (2) lots fronting the future extension of Green Gables Road) from a Residential R1 (R1-3) Zone, which permits single detached dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10 metres, to a Residential R1

(R1-2) Zone, which permits single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage of 9.0 metres. The purpose and effect of this zone change is to permit these lots to have a frontage of 9.144 metres as was originally intended. These lots were inadvertently overlooked during the red-line revisions and zoning amendment application process, and subsequent review of the subdivision servicing drawings. The zoning amendment initiated by City staff is intended to a correct that oversight.

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

There were no responses received to the Notice of Application.

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

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

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

A few of the policy objectives to highlight here are the importance of promoting efficient development and land use patterns and providing for an appropriate range and mix of housing options and densities required to meet projected market-based and affordable housing needs of current and future residents (Sections 1.1 and 1.4). To meet housing requirements of current and future residents, the policies also direct development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Sections 1.4.3(c)). The policies promote 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 (Section 1.4.3(d)). The development proposal has been reviewed for consistency with the Provincial Policy Statement.

### **The London Plan**

With respect to The London Plan, which has been adopted by Council but is not yet fully in force and effect pending appeals, the subject lands are within the “Neighbourhoods” Place Type permitting a range of uses such as single detached, semi-detached, duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations, and group homes, as the main uses. The application has been reviewed with the applicable policies of the Our Strategy, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. An excerpt from The London Plan Map 1 – Place Types\* is found at Appendix D.

### **(1989) Official Plan**

These lands are designated Low Density Residential on Schedule ‘A’ of the 1989 Official Plan. The Low Density Residential designation permits primarily single, semi-detached and duplex forms of housing up to 30 units per hectare. This proposal has been reviewed with the applicable policies of the (1989) Official Plan. An excerpt from Land Use Schedule ‘A’ is found at Appendix D.

As further described in Appendix C – Policy Context, Staff are of the opinion that the recommended zoning is generally consistent with the PPS, The London Plan, and the 1989 Official Plan.

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

The appropriateness of the proposed zone change, permitted uses and regulations have been reviewed against the regulatory requirements of Zoning By-law Z.-1. These lands are currently zoned Residential R1 (R1-3). A zoning map excerpt from the Z.-1 Zoning By-law Schedule A is found at Appendix D.

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

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

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

#### **4.1 Use**

The recommended zoning will continue to permit single detached dwellings. Currently, the zoning is Residential R1 (R1-3) which permits single detached dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10 metres. The recommended Residential R1 (R1-2) Zone would permit single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage of 9.0 metres. This zone variation continues to maintain compatibility with the existing uses in the Summerside Subdivision. The neighbourhood context consists of low density residential single detached dwellings interfacing existing low density residential dwellings. The lot pattern and streetscape is generally consistent with the pattern of the existing residential neighbourhood (Green Gables Road, Dormer Drive and Cardinal Road), and dwellings are expected to be similar in character and features, and similar height and massing. Therefore, the proposed zoning is considered appropriate as it permits residential dwellings on lots which are compatible with existing and future residential development, consistent with the planned vision of the Neighbourhood Place Type in The London Plan and the (1989) Official Plan.

#### **4.2 Intensity**

The proposed lot frontage and area are sufficient to accommodate development of single detached dwellings, as noted below. Within the remaining Summerside Phases 17, 18 and 19, lot frontages will range in width from 9.0 to 10.0 metres along Evans Boulevard and Maguire Drive, and from 11.0 to 12.0 metres fronting along the interior streets. The proposed lot frontages are also found to be generally in the range of lot frontages within the existing neighbourhood (9.0 - 12 metres).

Permitted building heights in accordance with Table 11\* of The London Plan provide for a minimum 1 storey to maximum to 2.5 storeys at this location on a Neighbourhood Street. The recommended zoning would permit homes of either 1 or 2 storeys in height similar to the height standard that is currently permitted (maximum 9.0 metres under the R1-3 Zone variation). Building heights in the adjacent neighbourhood to the east consist 1 and 2-storey single detached homes. Development of the proposed lots is considered appropriate and compatible in terms of scale and intensity to adjacent residential development.

#### **4.3 Form**

The lot pattern along the north side of Karenana Road and the north side of the extension of Green Gable Road will continue to maintain and reinforce the street line of existing and future homes. Building setback requirements are governed by the zoning by-law. Both the R1-2 and R1-3 zones require a minimum front and exterior side yard depth of 4.5 metres to main building and 6.0 metres to the garage in order to prevent projecting garages from dominating the streetscape.

These lots will each have 9.144 metre frontages, and lot depths that range from 33.8 metres (Lots 55 & 56), 38.8 metres (Lots 65 to 72) and 40.5 metres (Lots 75 to 82). Lot areas range from 355 sq.m. to 370 sq.m. along Karenana Road, and 309 sq.m. along Green Gables Road. A comparison of minimum lot area and frontage regulations indicates that the lot size standards are within a reasonably close range between the existing and proposed zones.

In terms of the lot coverage, landscaped open space and rear yard setback regulations, the zone standards remain reasonably close. Although the R1-2 zone standards permit a somewhat higher coverage and less rear yard depth, it should be noted that the subject lots are relatively deep and their average lot area (357 sq.m.) is well above the minimum standard. Therefore, the proposed lots are considered adequate to maintain sufficient area and depth and provide for appropriate building coverage, rear yard amenity space, and landscaped open space.

## **Conclusion**

The recommended zoning amendment is consistent with the Provincial Policy Statement, and conforms to The London Plan and (1989) Official Plan. The zoning will permit single detached dwelling lots that are considered appropriate and compatible with existing and future land uses in the surrounding area. Therefore, staff are satisfied the proposal represents good planning and recommend approval.

**Prepared by:** Larry Mottram, MCIP, RPP  
Senior Planner, Subdivisions and Condominiums

**Reviewed by:** Bruce Page  
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

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

CC: Matt Feldberg, Manager, Development Services (Subdivisions)

December 23, 2021  
GK/GB/BP/LM/lm

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## Appendix A

### Appendix "A"

Bill No. (number to be inserted by  
Clerk's Office)  
(2022)

By-law No. Z.-1-22\_\_\_\_\_

A bylaw to amend By-law No. Z.-1 to  
rezone lands located at 1389  
Commissioners Road East  
(Summerside Subdivision – Phase 17).

WHEREAS the Corporation of the City of London has applied to rezone lands located at 1389 Commissioners Road East (Summerside Subdivision – Phase 17), 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 1389 Commissioners Road East (Summerside Subdivision – Phase 17), as shown on the attached map, FROM a Residential R1 (R1-3) Zone TO a Residential R1 (R1-2) Zone.

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 January 25, 2022

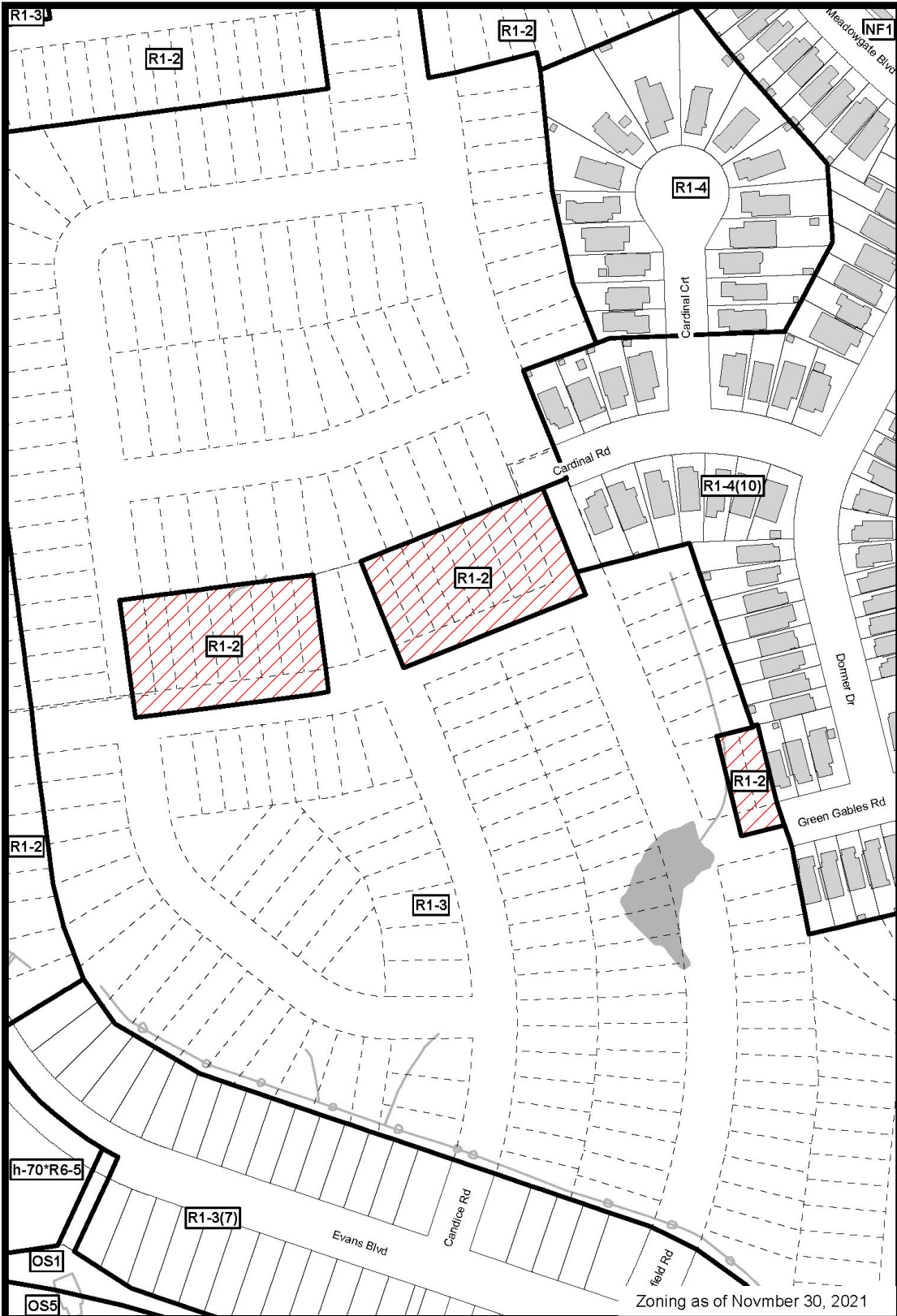
Ed Holder  
Mayor



Catharine Saunders  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022



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



<p>File Number: Z-9446 Planner: LM Date Prepared: 2021/12/08 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> 
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## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On December 7, 2021, Notice of Application was sent to 73 property owners in the surrounding area. Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 16, 2021. A Notice of Public Meeting was published in *The Londoner* on December 23, 2021.

**Responses:** No replies received

**Nature of Liaison:** The purpose and effect of this application to change the zoning of Lots 55 & 56, Lots 65 to 72, and Lots 75 to 82 within a draft-approved plan of subdivision (Summerside Phase 17) from a Residential R1 (R1-3) Zone, which permits single detached dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10 metres, to a Residential R1 (R1-2) Zone, which permits single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage 9.0 metres. The purpose and effect of this zone change is to correct the zoning to permit these lots to have a frontage of 9.144 metres as shown on the accepted subdivision servicing drawings.

### Response to Notice of Application and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
None	None

**Agency/Departmental Comments:** No significant comments/responses received.

## Appendix C – Policy Context

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

### Provincial Policy Statement, 2020

The land use planning proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

The PPS contains polices regarding the importance of promoting efficient development and land use patterns, ensuring effective use of infrastructure and public service facilities, and providing for an appropriate range and mix of housing options and densities required to meet projected market-based and affordable housing needs of current and future residents (Sections 1.1 and 1.4).

There are several policies directed at promoting healthy, livable and safe communities, including the goal of promoting 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 (Section 1.1.1 (e)).

To meet housing requirements of current and future residents, the policies also direct development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Section 1.4.3(c)). These policies promote 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 (Section 1.4.3(d)).

The proposed zoning amendment achieves objectives for efficient and resilient development and land use patterns. It represents development of low density forms of housing in the form of single detached dwelling lots taking place within the City's urban growth area and within a previously draft-approved plan of subdivision. It also achieves objectives for promoting compact form, contributes to the neighbourhood mix of housing and densities that allows for the efficient use of land, infrastructure and public service facilities. The proposed lots are part of a larger subdivision plan which was recently revised to provide a street pattern with more through street connections by eliminating dead-end cul-de-sacs. This will increase community connectivity, support the use of public transit, promote cycling and pedestrian movement, and provide opportunities for active transportation.

There are no natural heritage features or natural hazards present, and Provincial concerns for archaeological resource assessment and cultural heritage have been addressed. Based on our review, the proposed zoning by-law amendment is found to be consistent with the Provincial Policy Statement.

### **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 or 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.

With respect to The London Plan, which has been adopted by Council but is not yet fully in force and effect pending appeals, the subject lands are within the "Neighbourhoods" Place Type permitting a range of uses such as single detached, semi-detached, duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations, and group homes, as the main uses.

The Our Strategy, City Building and Design, Neighbourhoods Place Type, and Our Tools policies in the London Plan have been reviewed and consideration given to how the proposed zoning amendment contributes to achieving those policy objectives, including the following specific policies:

#### **Our Strategy**

##### ***Key Direction #5 – Build a mixed-use compact city***

*2. Plan to achieve a compact, contiguous pattern of growth – looking "inward and upward".*

*4. Plan 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.*

##### ***Key Direction #6 – Place a new emphasis on creating attractive mobility choices***

*6. Dependent upon context, require, promote, and encourage transit oriented development forms.*

*7. Utilize a grid, or modified grid, system of streets in neighbourhoods to maximize connectivity and ease of mobility.*

**Key Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone**

*1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.*

*3. Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.*

These strategic directions are generally reflected in the proposed zoning amendment and revisions that have been made to the original subdivision design. The proposal maintains a mix of low and medium density housing types which exist within the Summerside Subdivision consisting mostly of single and semi-detached dwellings, townhouses, and low rise apartment buildings to take advantage of existing services and facilities. By replacing the cul-de-sacs with through street connections the subdivision plan is more oriented towards a modified grid system with multiple connections to the existing street network resulting in ease of mobility and a neighbourhood that is more walkable, healthy, and connected. These draft plan phases represent the completion of Evans Boulevard which is an important connector street in the westerly portion of the Summerside Subdivision and provides an opportunity to expand bus transit routes. The revised draft plan continues to maintain a good fit within the context of the existing neighbourhood.

**City Building and Design Policies**

*197\_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.*

The proposed zoning will permit single detached residential dwellings on lots which are compatible with existing and future residential development, consistent with the planned vision of the Neighbourhood Place Type, and in keeping with the character of the neighbourhood.

*220\_ Neighbourhoods should be designed with a diversity of lot patterns and sizes to support a range of housing choices, mix of uses and to accommodate a variety of ages and abilities.*

The proposed zoning will continue to maintain a diverse mix of lot patterns and sizes for construction of single detached homes. Lot sizes ranging in widths from 9.0 to 10.0 metres are proposed fronting along Evans Boulevard and Maguire Drive, and lot frontages ranging from 11.0 to 12.0 metres are proposed on the interior streets. The interior lot pattern also results in much deeper lots with removal of the cul-de-sacs. Because of the overall mix of residential dwelling types currently permitted, the subdivision plan maintains a range of housing choices to accommodate aging in place and individuals with special abilities.

*222A\_ The proportion of building and street frontages used for garages and driveways should be minimized to allow for street trees, provide for on-street parking and support pedestrian and cycling-oriented streetscapes.*

An on-street parking plan has been prepared in conjunction with the engineering drawing review and will form part of the Subdivision Agreement. Subdivision plans with lots that have less than 11 metres of frontage are required to provide a parking plan in order to ensure there will be sufficient supply and a balanced distribution of on-street parking, and that there are no conflicts with driveways, utilities, and boulevard tree

planting. The approved parking plan has been reviewed and the proposed zoning and lot frontages do not impact the on-street parking plan, boulevard tree planting, sidewalks or street lighting.

*256\_ Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings. Where a streetscape has not been built out, buildings should be sited with regard for the planned street wall or street line.*

*260\_ Projecting garages will be discouraged.*

The proposed lot pattern along the north side of Karenana Road and the north side of the extension of Green Gable Road will continue to maintain and reinforce the street line of existing and future homes. The building setback requirements are governed by the zoning by-law. Both the R1-2 and R1-3 zones require a minimum front and exterior side yard depth of 4.5 metres to main building and 6.0 metres to the garage in order to prevent projecting garages from dominating the streetscape.

### **Neighbourhoods Place Type**

The subject lands are located within the Neighbourhoods Place Type permitting a range of uses such as single detached, semi-detached, duplex, and converted dwellings, townhouses, secondary suites, home occupations, and group homes as the main permitted uses. The minimum and maximum permitted building heights are 1 to 2.5 storeys for neighbourhood streets.

*916\_1. A strong neighbourhood character, sense of place and identity.*

*916\_2. Attractive streetscapes, buildings, and public spaces.*

*916\_3. 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.*

As noted above, the proposed zoning is consistent with the planned vision of the Neighbourhood Place Type, compatible with the adjacent existing uses, and in keeping with the character of the neighbourhood. The proposed lotting will maintain an attractive and continuous neighbourhood streetscape. This subdivision plan contributes to the diversity of housing choices allowing for affordability and aging in place. There exists a variety of low to medium density residential housing forms within the immediate area in the form of single detached and semi-detached homes, townhouse dwellings, street townhouses, and planned low-rise apartment buildings.

*935\_3.\* Zoning will be applied to ensure an intensity of development that is appropriate to the neighbourhood context, utilizing regulations for such things as height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space.*

As discussed below under the Zoning By-law section, the recommended R1-2 zoning provides for an appropriate level of intensity within the neighbourhood context, and is in keeping with the Place Types policies.

### **Our Tools**

#### *Evaluation Criteria for Planning and Development Applications*

*1578\_5. The availability of municipal services, in conformity with the Civic Infrastructure chapter of this Plan and the Growth Management/Growth Financing policies in the Our Tools part of this Plan.*

The proposed development will be required to connect to existing municipal sanitary and storm sewer outlets and watermains within the Summerside Subdivision, in

accordance with the terms of the Subdivision Agreement. Review of the engineering design has been completed and subdivision servicing drawings have now been accepted for Phase 17.

*1578\_6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Depending upon the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as:*

- a. Traffic and access management.*
  - b. Noise.*
  - c. Parking on streets or adjacent properties.*
  - d. Emissions generated by the use such as odour, dust, or other airborne emissions.*
  - e. Lighting.*
  - f. Garbage generated by the use.*
  - g. Loss of privacy.*
  - h. Shadowing.*
  - i. Visual impact.*
  - j. Loss of views.*
  - k. Loss of trees and canopy cover.*
  - l. Impact on cultural heritage resources.*
  - m. Impact on natural heritage features and areas.*
  - n. Impact on natural resources.*
- The above list is not exhaustive.*

- There will be multiple access points within the subdivision plan to disperse vehicular traffic evenly and lessen the impact on the existing neighbourhood. Traffic calming measures will also be implemented to calm traffic and slow vehicle speeds.
- On-site parking will be required as per the Zoning By-law minimum requirements for single detached dwellings. The approved on-street parking plan has been reviewed and is not impacted by the slightly reduced lot frontages proposed for the subject lots.
- The proposed residential uses are not expected to generate excessive noise and emissions. Construction access routes, installation of barricades to discourage cut-through traffic, and measures to mitigate dust, dirt, mud and debris on neighbourhood streets during construction will be identified through the accepted Engineering Drawings and Subdivision Agreement.
- There are no concerns with respect to lighting, garbage, visual and privacy impacts; or any issues with loss of views and tree cover.
- Shadowing is not expected to impact nearby properties.
- Archaeological assessments for the Summerside Subdivision plan were previously undertaken and a clearance letter from Ministry of Tourism, Culture and Recreation - Heritage & Libraries Branch was issued in 2001.
- There are no concerns for natural heritage features or natural resources.

*1578\_7. The degree to which the proposal fits within its context. It must be clear that this not intended to mean that a proposed use must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as the planning policy goals for the site and surrounding area. Depending upon the type of application under review, and its context, an analysis of fit may include such things as:*

- a. Policy goals and objectives for the place type.*
- b. Policy goals and objectives expressed in the City Design chapter of this Plan.*
- c. Neighbourhood character.*
- d. Streetscape character.*
- e. Street wall.*
- f. Height.*
- g. Density.*
- h. Massing.*

- i. Placement of building.*
- j. Setback and step-back.*
- k. Proposed architectural attributes such as windows, doors, and rooflines.*
- l. Relationship to cultural heritage resources on the site and adjacent to it.*
- m. Landscaping and trees.*
- n. Coordination of access points and connections.*

The proposed zoning maintains neighbourhood character and a reasonable level of compatibility with the existing Summerside Subdivision. The neighbourhood context will consist of low density residential single detached dwellings interfacing existing low density residential dwellings. The lot pattern and streetscape is generally consistent with the pattern of the existing neighbourhood. The proposed dwellings are expected to be similar in character and features as the existing residential neighbourhood, and contain dwellings of a similar height and massing.

Therefore, based on Staff's review of The London Plan policies, this proposal is found to be in keeping and in conformity with the Key Directions, City Building and Design, Place Type, and Our Tools policies.

**(1989) Official Plan**

These lands are designated Low Density Residential as shown on Schedule 'A' of the 1989 Official Plan. The Low Density Residential designation permits primarily single, semi-detached and duplex forms of housing up to 30 units per hectare. The recommended zoning to permit single detached dwellings is consistent with and conforms to the 1989 Official Plan.

**Zoning By-law**

The recommended zoning amendment applies to 18 lots within Phase 17 of the draft plan of subdivision (16 lots fronting future Karenana Road and two (2) lots fronting the future extension of Green Gables Road). The lots are proposed to be rezoned from a Residential R1 (R1-3) Zone, which permits single detached dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10 metres, to a Residential R1 (R1-2) Zone, which permits single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage of 9.0 metres. These lots will each have 9.144 metre frontages, and lot depths that range from 33.8 metres (Lots 55 & 56), 38.8 metres (Lots 65 to 72) and 40.5 metres (Lots 75 to 82).

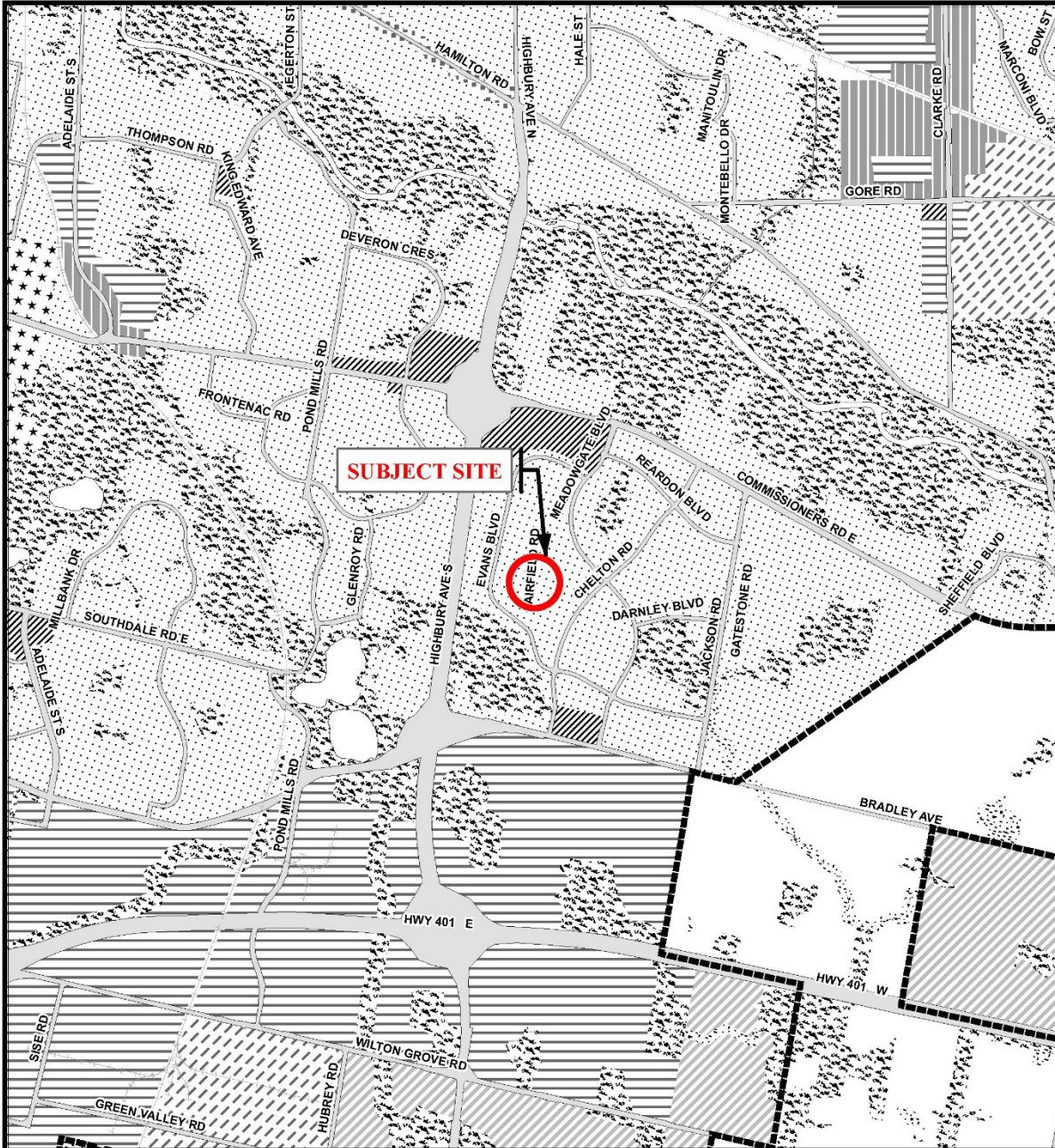
A comparison of minimum lot area and frontage regulations indicates that the lot size standards are within a reasonably close range between the existing and proposed zones.

	<b><u>R1-2</u></b>	<b><u>R1-3</u></b>
Lot Area	300	300
Minimum (m <sup>2</sup> )		
Lot Frontage	9.0	10.0
Minimum (m)		
Landscaped Open Space Minimum	30%	35%
Lot Coverage	45%	40%
Maximum		
Rear Yard Depth	4.5	6.0
Minimum (m)		

In terms of the lot coverage, landscaped open space and rear yard setback regulations, the zone standards remain reasonably close. Although the R1-2 zone standards permit a somewhat higher coverage and less rear yard depth, it should be noted that the subject lots are relatively deep and their average lot area (357 sq.m.) is well above the minimum standard. Therefore, the proposed lots are considered large enough to maintain sufficient area and depth and continue to provide for appropriate building coverage, rear yard amenity space, and landscaped open space.

# Appendix D – Relevant Background

## The London Plan Map Excerpt



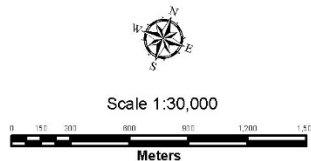
### Legend

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.*

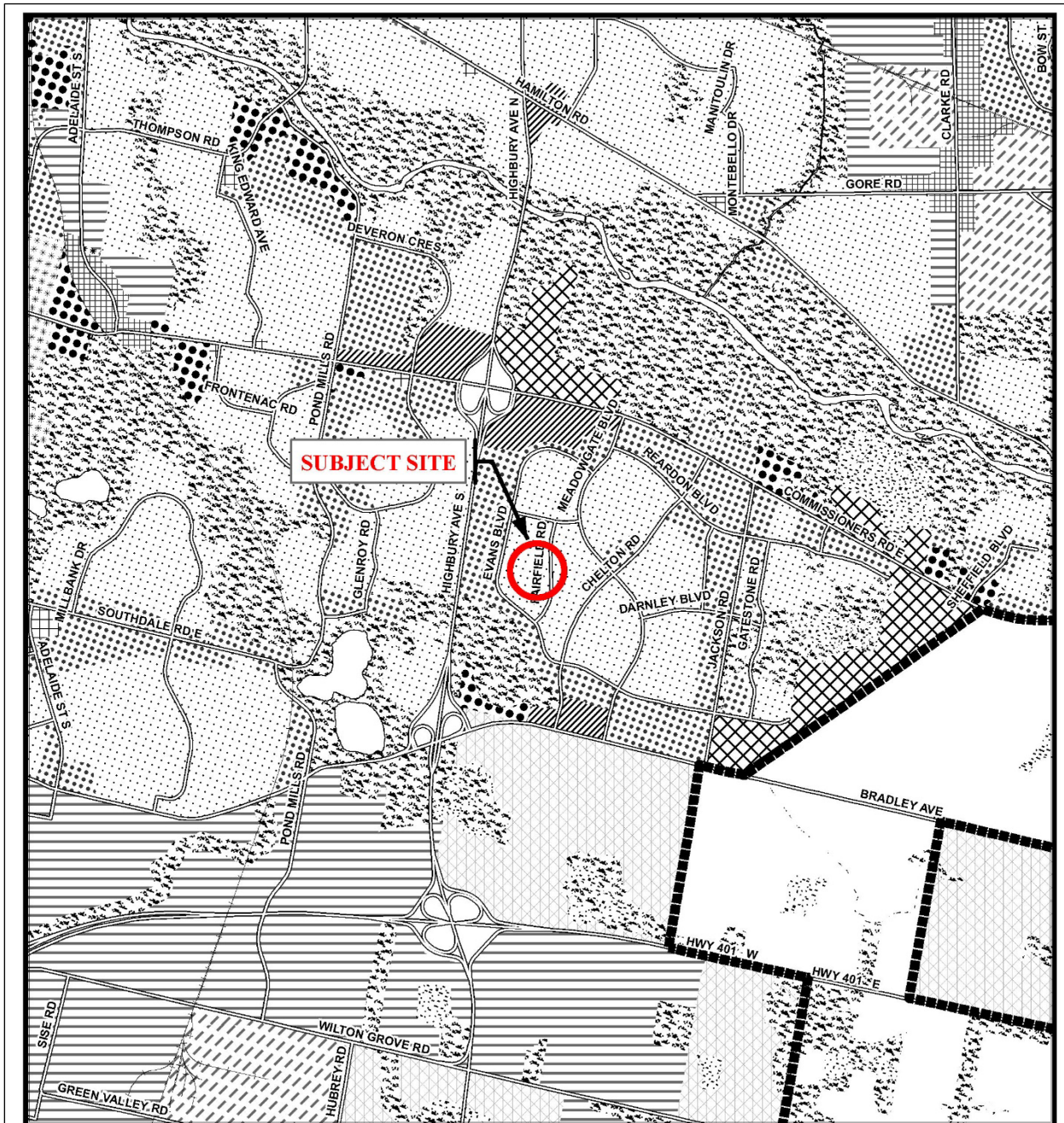
**CITY OF LONDON**  
 Planning Services /  
 Development Services  
  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** Z-9446  
**Planner:** LM  
**Technician:** RC  
**Date:** December 8, 2021

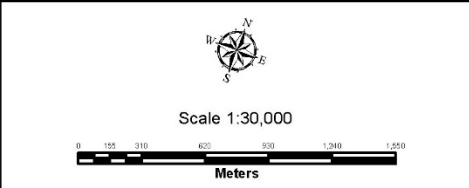


# 1989 Official Plan Map Excerpt



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

**CITY OF LONDON**  
 Planning Services /  
 Development Services  
 OFFICIAL PLAN SCHEDULE A  
 - LAND USE -  
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9446  
 PLANNER: LM  
 TECHNICIAN: RC  
 DATE: 2021/12/08

# Zoning By-law Map Excerpt



## 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:

Z-9446

LM

MAP PREPARED:

2021/12/8

RC

1:3,000

0 15 30 60 90 120

Meters

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