

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: Application by Drewlo Holdings Inc.
Parker Jackson Subdivision – Phase 1
2624 Jackson Road and 1635 Commissioners Road East
Public Participation Meeting

Date: February 7, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application by Drewlo Holdings Inc. relating to lands located within the Parker Jackson Subdivision – Phase 1, known municipally as 2624 Jackson Road and 1635 Commissioners Road East, the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting to be held on February 15, 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 Holding Residential R1 (h•h-100•R1-4) Zone **TO** a Residential R1 (R1-3) Zone.

Executive Summary

Summary of Request

Application request to change the zoning of Lots 46 to 58 and Lots 61 to 65 within a draft-approved plan of subdivision (Parker Jackson - Phase 1) from a Residential R1 (R1-4) Zone to a Residential R1 (R1-3) Zone.

Purpose and the Effect of Recommended Action

The purpose and effect is to correct the zoning to permit these lots to have frontages ranging from 11.49 metres to 11.87 metres as shown on the accepted subdivision servicing drawings.

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 future surrounding land uses, and consistent with the planned vision of the Neighbourhoods Place Type.
5. The holding (h & h-100) provisions can be removed as the conditions requiring execution of a Subdivision Agreement, provision of a looped watermain system and a second public road access for Phase 1 have been satisfied.

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 – 1635 Commissioners Road East and 2624 Jackson Road – Parker Jackson Subdivision Phase 1 – Drewlo Holdings Inc. - Special Provisions for Subdivision Agreement (File No. 39T-06507_1).

April 26, 2021 – Report to Planning and Environment Committee – 1635 Commissioners Road East and 2624 Jackson Road – Request for Extension of Draft Plan Approval – Drewlo Holdings Inc. (File No. 39T-06507).

November 20, 2017 – Report to Planning and Environment Committee – Application by 748094 Ontario Ltd. & 2624 Jackson Road Inc. for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 1635 Commissioners Road East and 2624 Jackson Road; and Application by the City of London for Official Plan Amendment – 1663 & 1685 Commissioners Road East and 2652 Jackson Road (File No. 39T-06507 / OZ-7176 / O-7178).

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 – holding Residential R1 (h•h-100•R1-4)

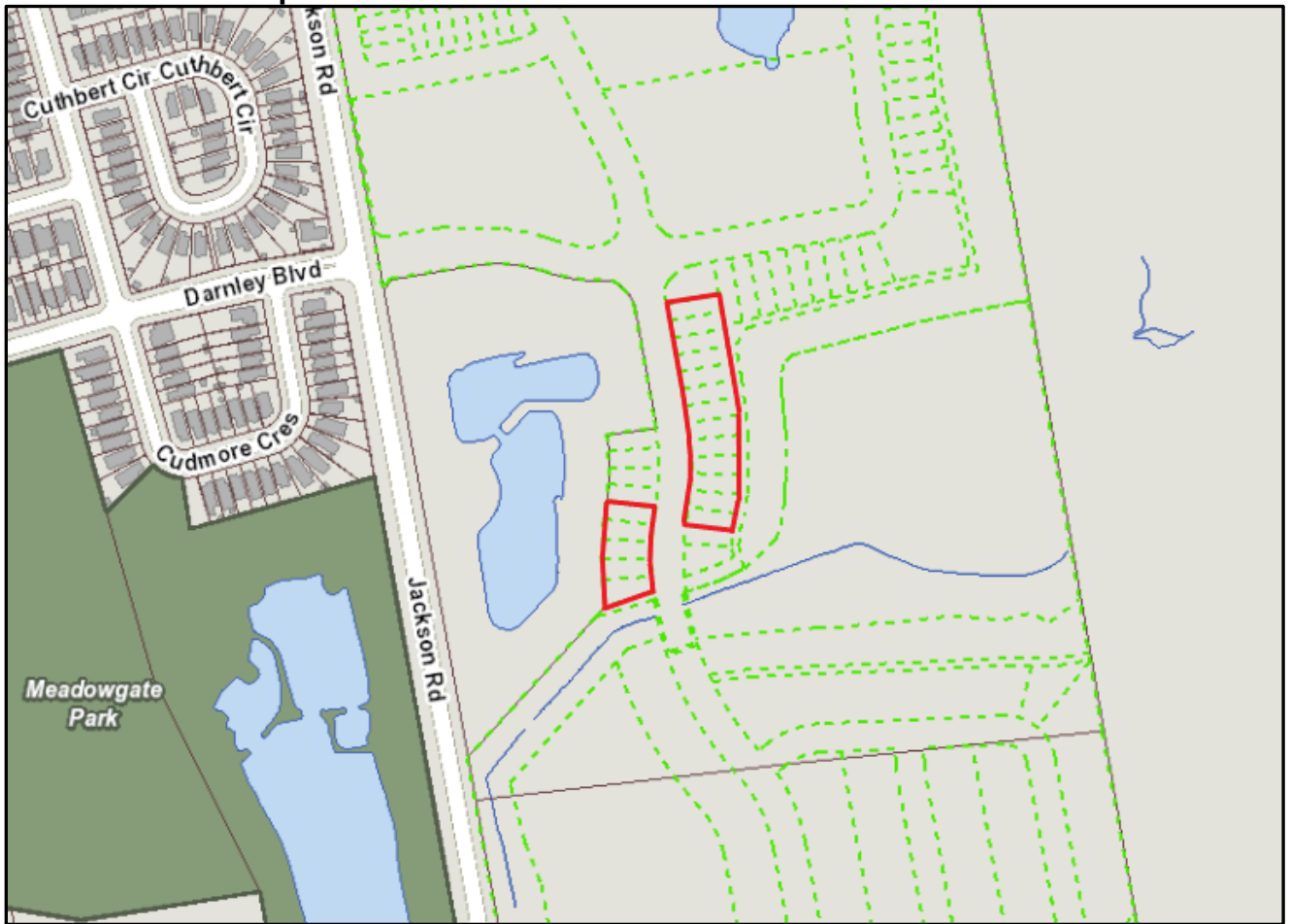
2.3 Site Characteristics

- Current Land Use – vacant
- Frontage – lot frontages range from 11.49 metres to 11.87 metres
- Depth – lot depths vary from 31.9 metres to 35.4 metres
- Area – lot areas range from 368.1 sq.m. to 462.5 sq.m. (7,268.6 sq.m. combined area of all 18 lots)
- Shape – irregular

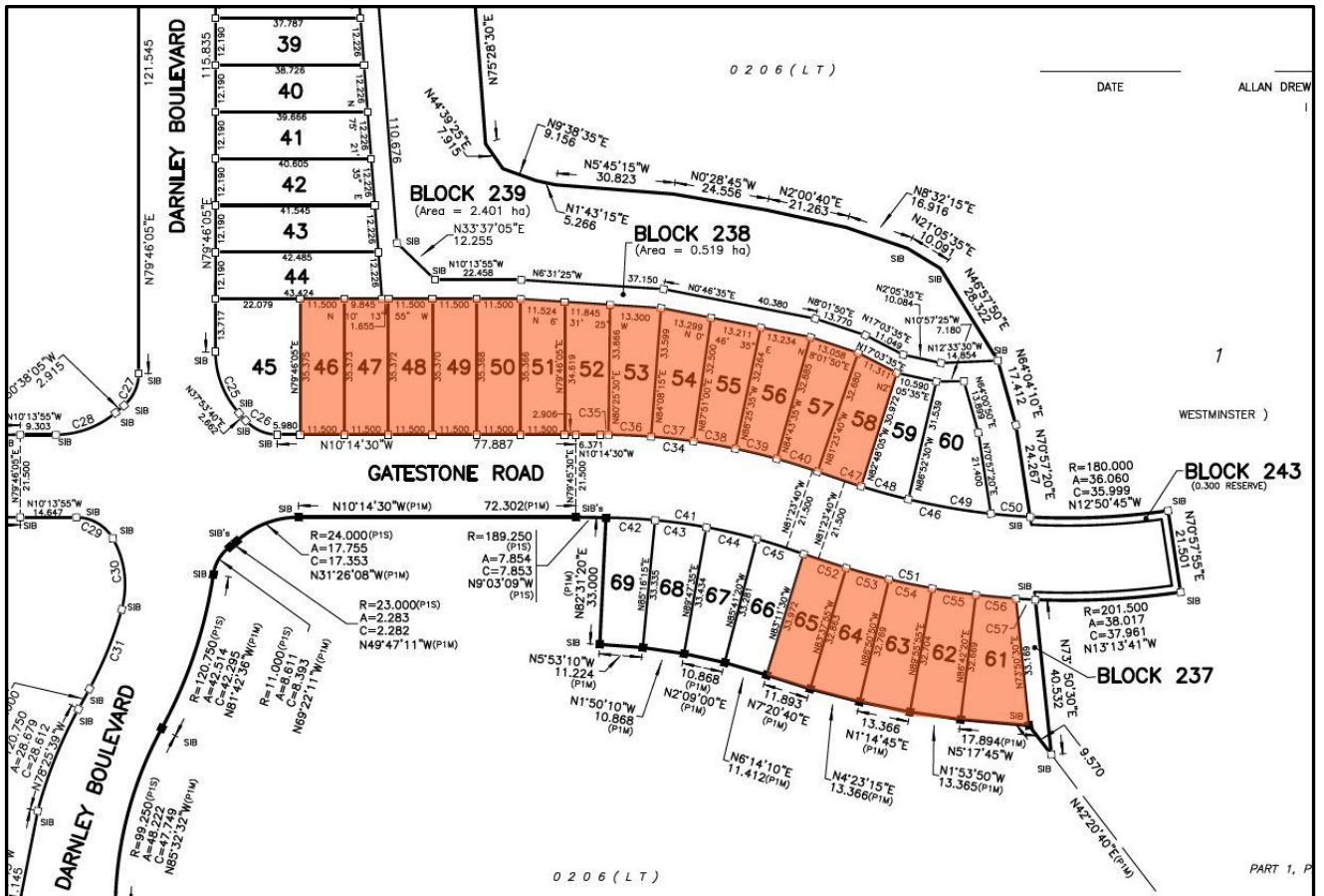
2.4 Surrounding Land Uses

- North – vacant lands for future residential development
- East – open space
- South – multi-use pathway and lands for future residential development
- West – stormwater management facility

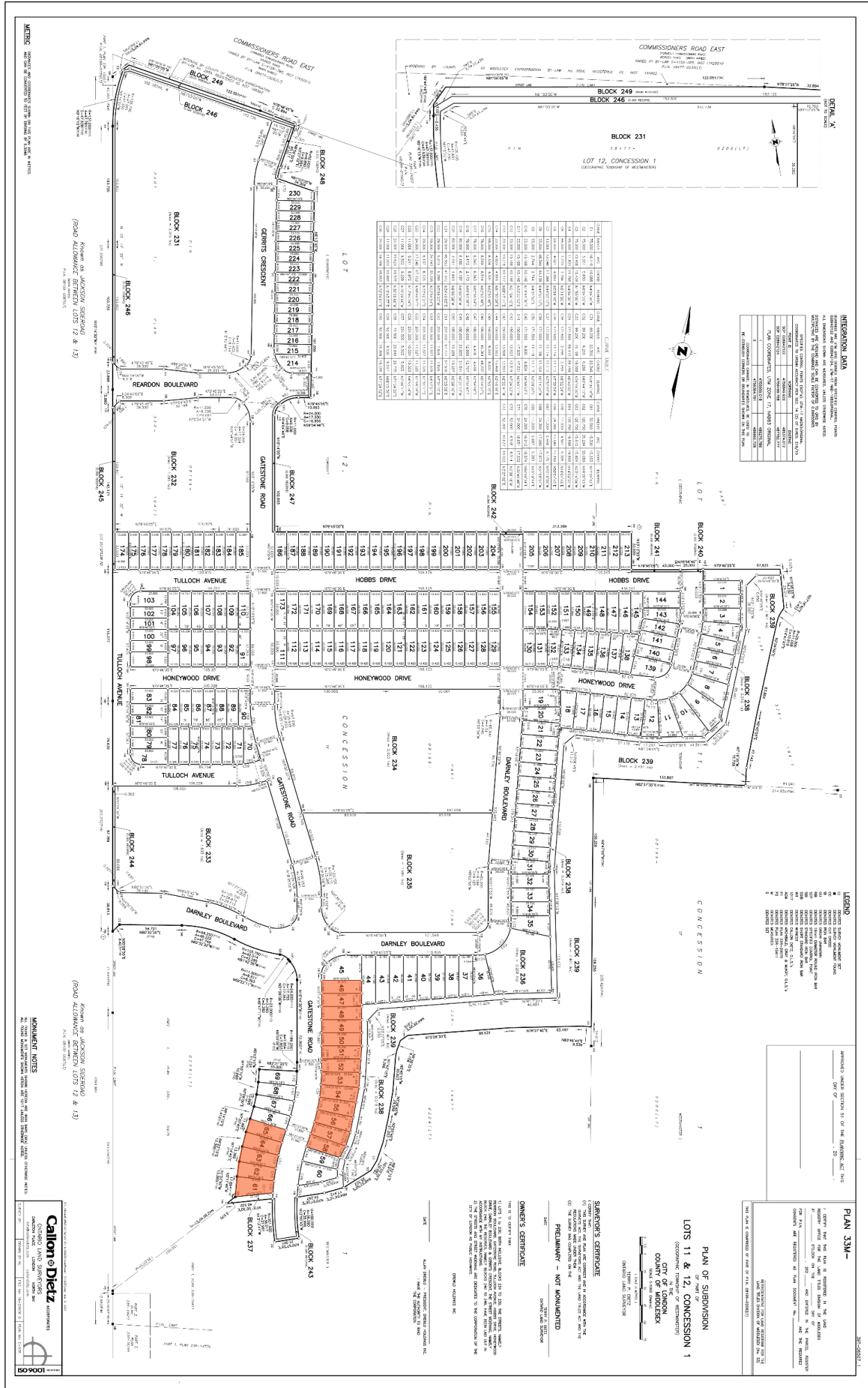
2.5 Location Map



2.6 Lots 46 to 58 and Lots 61 to 65



2.7 Parker Jackson Subdivision – Phase 1



2.8 Planning History

On November 28, 2017, Municipal Council adopted Official Plan and Zoning By-law Amendments in conjunction with a proposed Draft Plan of Subdivision for what are referred to as the Parker-Jackson lands consisting of approximately 81 hectares on the

east side of Jackson Road, between Commissioners Road East and Bradley Avenue. On March 14, 2018 the City of London Approval Authority issued draft plan approval of the subdivision with a three year lapse date. The lapsing period has been extended to September 14, 2024. Engineering design and servicing drawings for Phase 1 have been accepted and a Subdivision Agreement for this phase was recently entered into.

2.9 Requested Amendment

Request for consideration of an amendment to the zoning by-law to change the zoning of proposed Lots 46 to 58 and Lots 61 to 65 from a Residential R1 (R1-4) Zone, which permits single detached dwellings on lots having a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, to a Residential R1 (R1-3) Zone to permit single detached dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage 10 metres.

The request is to permit reduced frontages for 18 lots within Phase 1. The proposed lots are shown on engineering design drawings having frontages ranging from 11.49m - 11.87m. The existing R1-4 zone regulation requires a minimum frontage of 12.0m. The applicant has stated that servicing has already been installed for the affected lots and it is not practical to shift lot lines to conform to the existing zone. R1-3 zoning is being requested as it permits a minimum frontage of 10.0m; all other permissions with the zone remain the same, with the exception of lot area which is reduced reflecting the reduced frontage.

NOTE: This zoning review will also consider the appropriateness of removing the existing holding (h and h-100) provisions applied to these lots. An application has been submitted concurrently by Drewlo Holdings Inc. to remove the holding provisions on the balance of the lands in Phase 1 (File No. H-9445).

2.10 Community Engagement (see more detail in Appendix B)

There were no responses received to the Notice of Application.

2.11 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 Holding Residential R1 (h•h-100•R1-4). 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

There is no change in use as the recommended zoning will continue to permit only single detached dwellings. The Residential R1 (R1-4) Zone currently permits single detached dwellings on lots having a minimum lot area of 360 square metres and minimum lot frontage of 12 metres. The recommended Residential R1 (R1-3) Zone would permit dwellings on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10.0 metres. This change represents a zoning correction in order for the 18 single detached lots which are the subject of this application to comply with minimum lot frontage requirements.

4.2 Intensity

The proposed zoning will continue to maintain a diverse mix of lot patterns and sizes for construction of single detached homes. Lot sizes generally ranging in width from 9.0 to 11.0 metres are proposed for the interior subdivision streets, and lot frontages ranging from 11.0 to 12.0+ metres are proposed along Gatestone Road and Darnley Boulevard consisting of slightly larger lots adjacent open space lands.

Permitted building heights in accordance with Table 11* of The London Plan provide for a minimum 1 storey to maximum 2.5 storeys at this location. 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 R1-4 Zone variation). As this represents a greenfields development, the proposed lots are considered appropriate and compatible in terms of scale and intensity with future development planned for the immediate surrounding area.

4.3 Form

The proposed lot pattern along the Gatestone Road and Darnley Boulevard will maintain building alignment and continuity of the streetscape. The building setback requirements are governed by the zoning by-law. Both the R1-3 and R1-4 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 as shown on the engineering design drawings having frontages ranging from 11.49 to 11.87 metres, and lot depths ranging from 31.9 to 35.4 metres. It should be noted the lot areas ranging from 368.1 to 462.5 square metres continue to meet and exceed both the R1-3 and R1-4 minimum lot area regulations. 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 the same. The proposed lots maintain sufficient area and depth and continue to provide for appropriate building coverage, rear yard amenity space, and landscaped open space.

4.4 Holding Provisions

Through the previous Zoning By-law Amendment and Draft Plan of Subdivision application, two holding provisions were applied to ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development, and to ensure that there is adequate water service and appropriate access. A Subdivision Agreement has been executed between Drewlo Holdings Inc. and the City of London. Drewlo Holdings Inc. has also posted security as required by City policy and the Subdivision Agreement.

The subdivision servicing drawings have been accepted by the City, and Drewlo Holdings Inc. has commenced with the installation of services, including the watermains and water looping of the subdivision. Notes have been added to the drawings indicating that water distribution systems shall be designed so that no more than eighty (80) units with individual water services and meters shall be serviced from a single source of supply before looping is established. Public road accesses are also provided to the subdivision street network with connections to Jackson Road via the easterly extensions of Reardon Boulevard and Darnley Boulevard. Therefore, the conditions have been satisfied for removal of the h and h-100 provisions.

4.5 Request for Application Fee Reduction

Attached to this report is a letter from Drewlo Holdings Inc. which accompanied their Zoning By-law Amendment application requesting that Council consider a fee reduction of 50% of the normal application fee. Regardless of the reason for the request, where an application fee has been paid in accordance with the City of London's Fees and Charges By-law it is not the City's practice to provide a full or partial refund of fees if the application has been accepted and processed as is the case here.

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 future land uses planned for 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, MCIP, RPP
Manager, Subdivision Planning

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

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

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, Subdivisions and Development Inspections

January 31, 2022
GK/GB/BP/LM/lm

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 2624 Jackson
Road and 1635 Commissioners Road
East (Parker Jackson Subdivision –
Phase 1).

WHEREAS Drewlo Holdings Inc. has applied to rezone lands located at 2624 Jackson Road and 1635 Commissioners Road East (Parker Jackson Subdivision – Phase 1), 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 2624 Jackson Road and 1635 Commissioners Road East (Parker Jackson Subdivision – Phase 1), as shown on the attached map, FROM a Holding Residential R1 (h•h-100•R1-4) Zone TO a Residential R1 (R1-3) 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.

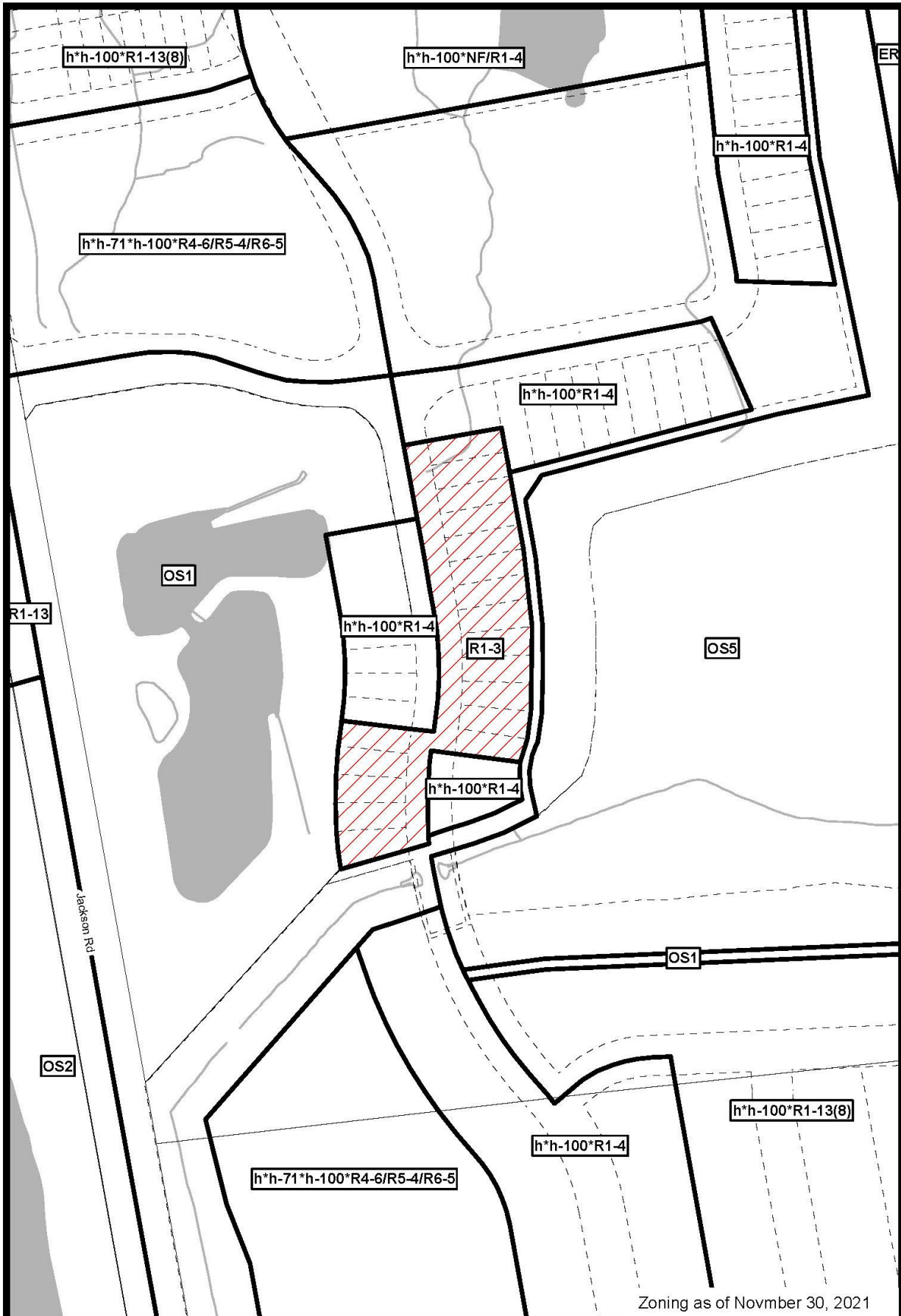
PASSED in Open Council on February 15, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

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



File Number: Z-9449

Planner: LM

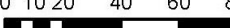
Date Prepared: 2021/12/24

Technician: LM

By-Law No: Z.-1-

SUBJECT SITE 

1:2,206

0 10 20 40 60 80
 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On December 7, 2021, Notice of Application was sent to 1 property owner 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 January 20, 2022.

Responses: No replies received

Nature of Liaison: The purpose and effect of this application to change the zoning of Lots 46 to 58 and Lots 61 to 65 within a draft-approved plan of subdivision (Parker Jackson - Phase 1) from a Residential R1 (R1-4) Zone, which permits single detached dwellings on lots having a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, to a Residential R1 (R1-3) Zone, which permits single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10 metres. The purpose and effect of this zone change is to correct the zoning to permit these lots to have frontages ranging from 11.49 metres to 11.87 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 provides a high degree of community connectivity, supports the use of public transit, promotes cycling and pedestrian movement, and provides opportunities for active transportation.

Provincial concerns for natural heritage resources, archaeological resource assessment and cultural heritage have been addressed through the previous subdivision planning and approval process. 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 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.

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 #4 – Become one of the greenest cities in Canada

4. Protect and enhance the health of our Natural Heritage System.

9. Strengthen our urban forest by monitoring its condition, planting more, protecting more, and better maintaining trees and woodlands.

11. Implement green infrastructure and low impact development strategies.

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

5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

7. Build quality public spaces and pedestrian environments that support walking.

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

1. Create active mobility choices such as walking, cycling, and transit to support safe, affordable, and healthy communities.

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 zoning and overall design of the subdivision plan. Adjacent natural heritage features are protected within public open space, incorporating substantial open space buffers that will be renaturalized with native vegetative plantings. A third pipe stormwater drainage system has been incorporated into the subdivision engineering design in order to maintain clean water flows to the wetland feature. The neighbourhood has been planned for a range and mix of low and medium density housing types to accommodate people at various stages of life and supports the concept of aging in place. The subdivision design features a continuous multi-use pathway and a street pattern oriented towards a modified grid system with multiple connections resulting in ease of mobility and a neighbourhood that is more walkable, healthy, and connected.

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 continue to permit single detached dwellings on lots which are compatible with future residential uses, consistent with the planned vision of the Neighbourhood Place Type, and a built form that contributes to a sense of place and character.

204_ Natural heritage is an important contributor to the character of an area and influences the overall street network. Neighbourhoods should be designed to preserve or create views to natural heritage features and landmarks through lotting patterns, street patterns, or building placement.

242_ Public spaces will be designed to support the planned vision of the place type by enhancing views and vistas, providing places to meet and gather, and establishing connections.

The street and lotting pattern in this subdivision phase has been designed to preserve views to the adjacent woodland/wetland feature by incorporating open space blocks which provides public access to the multi-use pathway, and establishes connections to the neighbourhood, neighbourhood park and school blocks.

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 generally ranging in widths from 9.0 to

11.0 metres are proposed for the interior subdivision streets, and lot frontages ranging from 11.0 to 12.0+ metres are proposed along Gatestone Road and Darnley Boulevard consisting of slightly larger (or premium) lots backing onto open space lands. 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 Gatestone Road and Darnley Boulevard will maintain building alignment and continuity of the streetscape. The building setback requirements are governed by the zoning by-law. Both the R1-3 and R1-4 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 and neighbourhood connectors, and 2 to 3 storeys at the intersection of two neighbourhood connectors (bonus up to 4).

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.

916_4. Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown.

916_8. Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.

As noted above, the proposed zoning is consistent with the planned vision of the Neighbourhood Place Type. 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. The draft plan also incorporates a high degree of neighbourhood connectivity and a multi-use walking and cycling pathway system identified on the Active Mobility Network mapping. In accordance with City Building policies, neighbourhood parks have been located and designed within the neighbourhood to achieve a minimum of 50% of their perimeter bounded by a public street.

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 R1-3 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, 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 1.

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 neighbourhood. Traffic calming measures will also be implemented to calm traffic and slow vehicle speeds, particularly around the neighbourhood park and school blocks.
- 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.
- 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 (Stages 1, 2, & 3) for the Parker Jackson Subdivision were previously undertaken and a clearance letter from Ministry of Tourism, Culture and Recreation - Heritage & Libraries Branch was issued in August 2005.
- The "Green Space" and "Environmental Review" Place Types have been applied to adjacent lands to recognize the presence of significant natural heritage features, watercourses, and hazard lands. Open Space zoning has been applied to existing natural features and to a 30 metre wide buffer (25 metres plus five (5) metre wide multi-use pathway block) adjacent the woodland/wetland feature as part of the planning review and approvals process. Natural areas containing existing woodland and wetland, the Hampton-Scott Drain, associated buffers and restoration/renaturalization areas, are to be preserved and protected as Open Space.

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.*

This rezoning is considered minor in nature and for the purpose adjusting the minimum lot frontage regulations. As such, the single detached dwelling lots which are the subject of this zoning change continue to maintain a reasonable level of compatibility and fit within the context of the proposed Parker Jackson subdivision, as well as with the existing Summerside Subdivision to the west. The neighbourhood context outside of the subdivision draft plan to the north, east and south consists of existing rural agricultural lands that have not yet been planned for urban development.

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 1 of the draft plan of subdivision. The lots are proposed to be rezoned from a Residential R1 (R1-4) Zone, which permits single detached dwellings on lots having a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, to a Residential R1 (R1-3) Zone,

which permits single detached dwelling on lots having a minimum lot area of 300 square metres and minimum lot frontage of 10.0 metres. The lots as shown on the engineering design drawings having frontages ranging from 11.49 to 11.87 metres, and lot depths ranging from 31.9 to 35.4 metres. It should be noted the lot areas ranging from 368.1 to 462.5 square metres continue to meet and exceed both the R1-3 and R1-4 minimum lot area regulations.

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.

	<u>R1-3</u>	<u>R1-4</u>
Lot Area Minimum (m ²)	300	360
Lot Frontage Minimum (m)	10.0	12.0
Landscaped Open Space Minimum	35%	35%
Lot Coverage Maximum	40%	40%
Rear Yard Depth Minimum (m)	6.0	6.0

In terms of the lot coverage, landscaped open space and rear yard setback regulations, the zone standards remain the same. Therefore, the proposed lots maintain sufficient area and depth and continue to provide for appropriate building coverage, rear yard amenity space, and landscaped open space.

Holding Provisions

Through the Zoning By-law amendment and Draft Plan of Subdivision application process, two holding provisions were added to the subject lots to ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development, and to ensure that there is adequate water service and appropriate access. The holding provisions, and confirmation as to how each requirement has been satisfied, are noted below:

The purpose of the holding (“h”) provision in the zoning by-law is as follows:

“Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.

A Subdivision Agreement has been executed between Drewlo Holdings Inc. and the City of London. Drewlo Holdings Inc. has also posted security as required by City policy and the Subdivision Agreement. Therefore, the condition has been met for removal of the h provision.

The purpose of the holding (“h-100”) provision in the Zoning By-law is as follows:

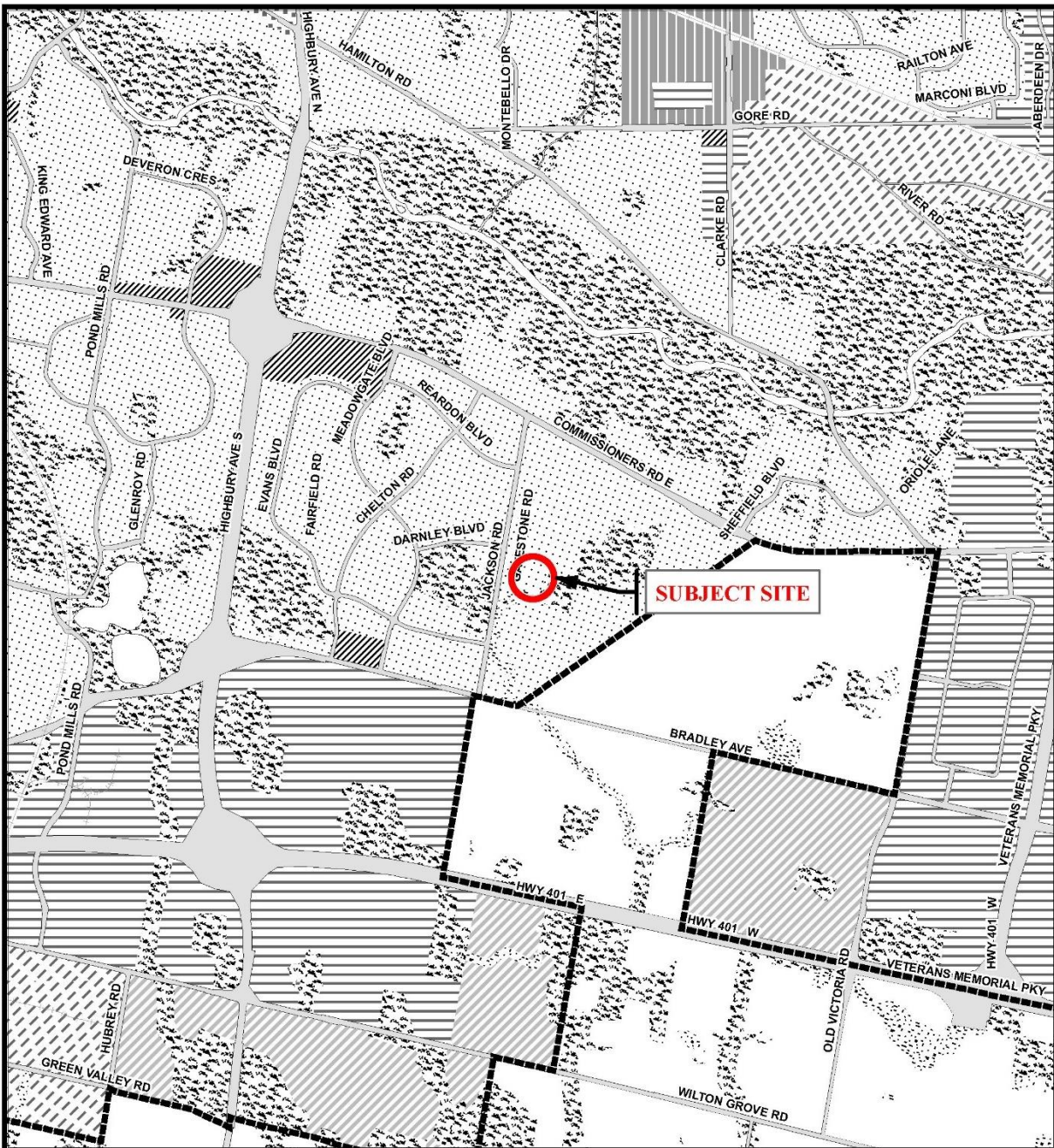
Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

Permitted Interim Uses: A maximum of 80 residential units.

The subdivision servicing drawings have been accepted by the City, and Drewlo Holdings Inc. has commenced with the installation of services, including the water mains and water looping of the subdivision with connections to the existing 900 mm diameter watermain on Jackson Road at Darnley Boulevard, and existing 600 mm diameter watermain on Commissioners Road East at the northerly end of Gerrits Crescent. Notes have been added to the drawings indicating that water distribution systems shall be designed so that no more than eighty (80) units with individual water services and meters shall be serviced from a single source of supply before looping is established. Public road accesses are also provided to the subdivision street network with connections to Jackson Road via the easterly extensions of Reardon Boulevard and Darnley Boulevard. Therefore, the condition has been satisfied for removal of the h-100 provision.

Appendix D – Relevant Background

The London Plan Map Excerpt



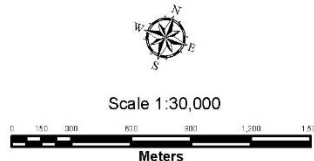
Legend

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.

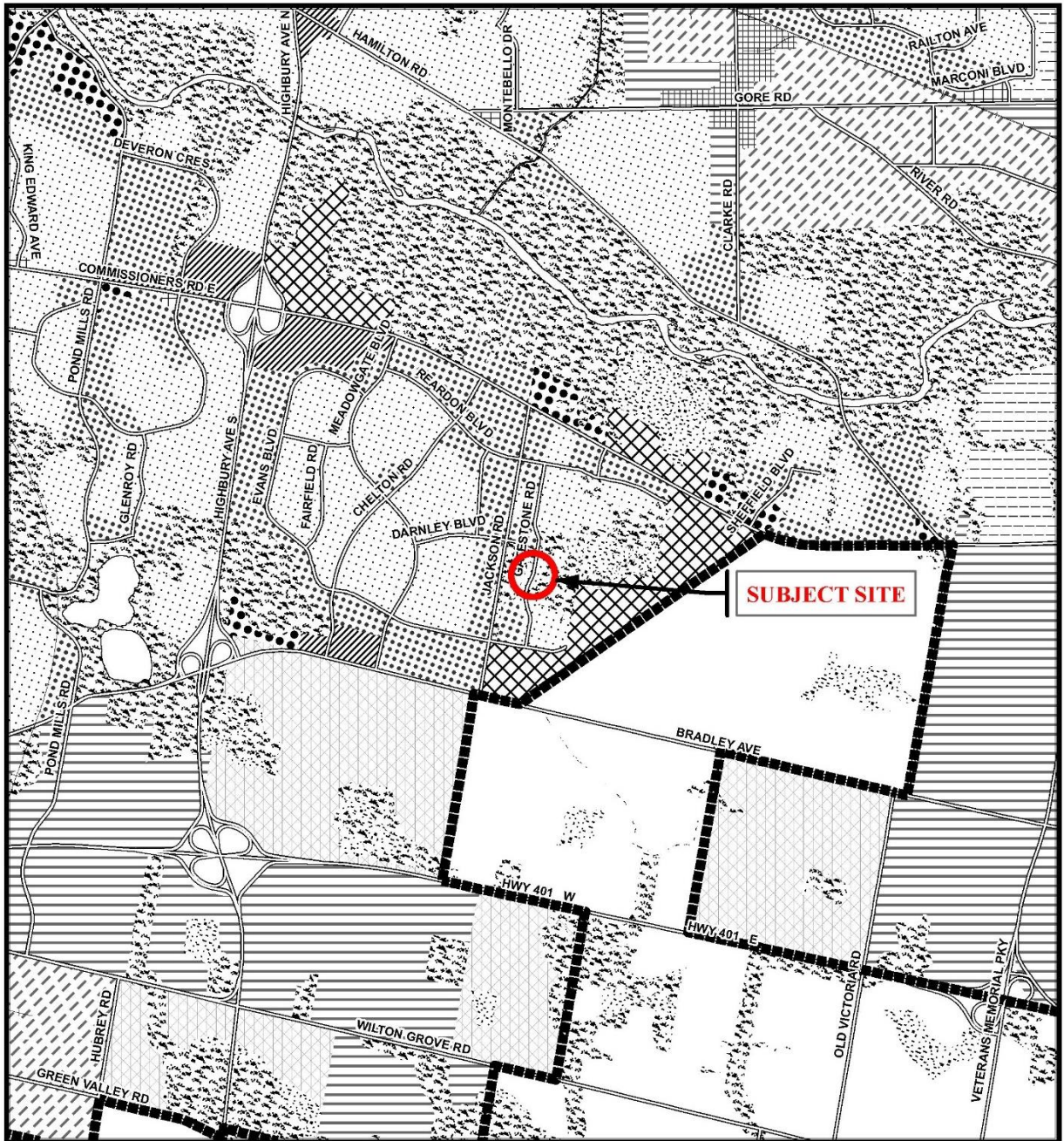
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

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



File Number: Z-9449
 Planner: LM
 Technician: RC
 Date: January 4, 2022

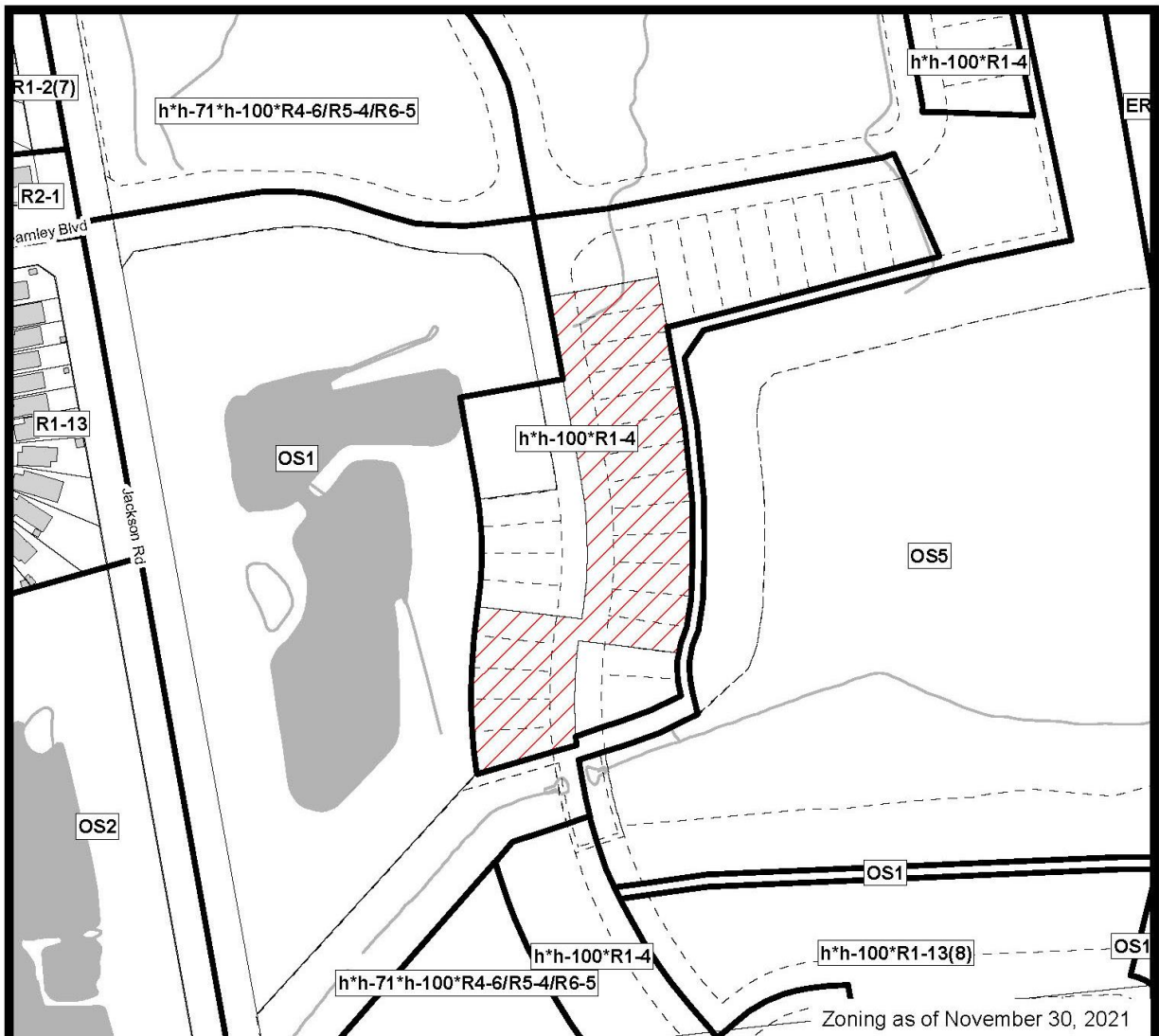
1989 Official Plan Map Excerpt



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		Agriculture
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth		Urban Growth Boundary
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth		

<p>CITY OF LONDON</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>0 105 210 420 840 1260 1680</p> <p>Meters</p>	FILE NUMBER: Z-9449
		PLANNER: LM
		TECHNICIAN: RC
		DATE: 2022/01/04

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-9449

LM

MAP PREPARED:

2021/12/23

rc

1:2,500

0 12.5 25 50 75 100 Meters

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



"Family Built, Owned and Managed For Over 60 Years"

P.O. BOX 6000, KOMOKA, ON. N0L 1R0

Tel.: 519-472-8200

December 1, 2021

Attn: Larry Mottram

Senior Planner, Subdivisions and Condominiums
Planning and Development
City of London
300 Dufferin Ave
London, ON N6A 4L9

Re: 39T-06507_1: Jackson Meadows (Phase 1) – Zoning Correction

Dear Mr. Mottram,

On behalf of Drewlo Holdings Inc., please find enclosed a cheque in the amount of \$11,523.07 representing the fee for the requested Zoning Bylaw Amendment (ZBA) for the above-noted file.

In conjunction with this submission, Drewlo Holdings Inc. is requesting that Council consider a fee reduction. For this application, we are requesting that the fee be reduced to \$5,761.54, being 50% of the normal application fee.

Drewlo Holdings Inc. acquired the Property in March 2021 where lot sizing had already been established. At the time of purchase, the property was block plan draft approved and the previous owner was in the middle of engineering review, having just obtained second submission comments.

As the application states, 18 lots within Phase 1 of the Development were designed with frontages of 11.49m – 11.87m which is below the minimum requirement of the current zoning (min. required is 12.0m).

While this was an error on the part of the applicant, the file went through six (6) engineering review submissions with City Staff. Had the issue been noted earlier in the process, drawings could have easily been adjusted to meet the minimum frontage. Unfortunately, at this stage services have already been installed based on the designed lot frontages (of 11.49m – 11.87m).

Given the work load associated with this specific application and that the error was missed by Staff during internal reviews, we feel a reduced fee would be fair and appropriate.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louise Grier', is written over a faint circular stamp.