

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** Scott Mathers MPA, P. Eng.,  
Deputy City Manager, Planning and Economic Development  
**Subject:** 2846-2870 Tokala Trail  
Public Participation Meeting  
**Date:** November 28, 2022

## Recommendation

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application of Foxwood Developments Inc. relating to the property located at 2846-2870 Tokala Trail.

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 13, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London (The London Plan, 2016), to change the zoning of the subject property **FROM** a Holding Residential R5 / Neighbourhood Facility (h-h-71-h-100-h-108-R5-7 / NF1) Zone and Urban Reserve (UR3) Zone **TO** a Residential R5 Special Provision (R5-7(\_)) Zone and a Holding Residential R5 Special Provision (h-18-R5-7(\_)) Zone.
- (b) **IT BEING NOTED** that the following site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:
  - i) Easement for pedestrian traffic along the east or west property lines of the subject site to provide north-south connections.
  - ii) Consideration should be given to consolidate the amenity spaces to create one large outdoor common amenity space for all units on site.
  - iii) No gates shall be permitted to the pathway to the north abutting the stormwater management pond that restrict access to the multi-trail pathway.
  - iv) Provide pedestrian connections, as direct as possible, from Tokala Trail to the rear of the site to connect to the multi-trail pathway at the rear.

## Executive Summary

### Summary of Request

The owner has requested to rezone the subject site to permit the development of four (4) 3.5 storey stacked back-to-back townhouses with 80 dwelling units, which is equivalent to a density of 70 units per hectare. The requested special provision would permit a density of 70 units per hectare, whereas 60 units per hectare is the maximum permitted.

The concept plan provided with the application illustrates a 3.5-storey stacked townhouse building with 24 units situated close to the street, two 3.5-storey stacked townhouse building with 16 units each situated toward the north property line, and a 3.5-storey stacked townhouse building with 24 units centrally located.

### Purpose and Effect of Recommended Action

The recommended zoning is a Residential R5 Special Provision Zone for 2870 Tokala Trail and a Holding Residential R5 Special Provision (h-18-R5-7(\_)) Zone for 2846

Tokala Trail providing for stacked townhouses with a maximum height of 12 metres, and a maximum density of 70 units per hectare.

**Rationale of Recommended Action**

- 1. The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future.
- 2. The recommended zoning conforms to the in-force policies of *The London Plan*, including but not limited to the Key Directions, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies, to facilitate a built form that contributes to achieving a compact, mixed-use City.
- 3. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood.
- 4. The recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development.

**Linkage to the Corporate Strategic Plan**

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

**Climate Emergency**

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change by encouraging intensification and growth at appropriate locations. This includes efficient use of existing urban lands and infrastructure. It also includes aligning land use planning with transportation planning to facilitate transit-supportive developments and encourage active transportation

**Analysis**

**1. Background Information**

**1.1 Previous Reports Related to this Matter**

None.

**1.2 Property Description**

The subject lands are located in the northwest quadrant of the City and are included in the Foxhollow Community Plan. The property is located on the north side of the Tokala Trail and Dalmagarry Road intersection and is currently vacant. The subject lands are comprised of two separate parcels with a total frontage of 75.0 metres and a total area of 1.18 hectares. The site is relatively flat, gradually sloping from west to east.



**Figure 1. View of the Subject Lands, Looking Northwest on Tokala Trail, July 2022**



**Figure 2. View of the Subject Lands, Looking East on Tokala Trail, July 2022**





**Figure 3. View on the Subject Site, Looking Northeast, July 2022**



**Figure 4. View on the Subject Site, Looking South, July 2022**

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

- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Holding Residential R5 (h\*h-71\*h-100\*h-108\*R5-7)/ Neighbourhood Facility (NF1) and Urban Reserve (UR3)

- Planning District – Fox Hollow

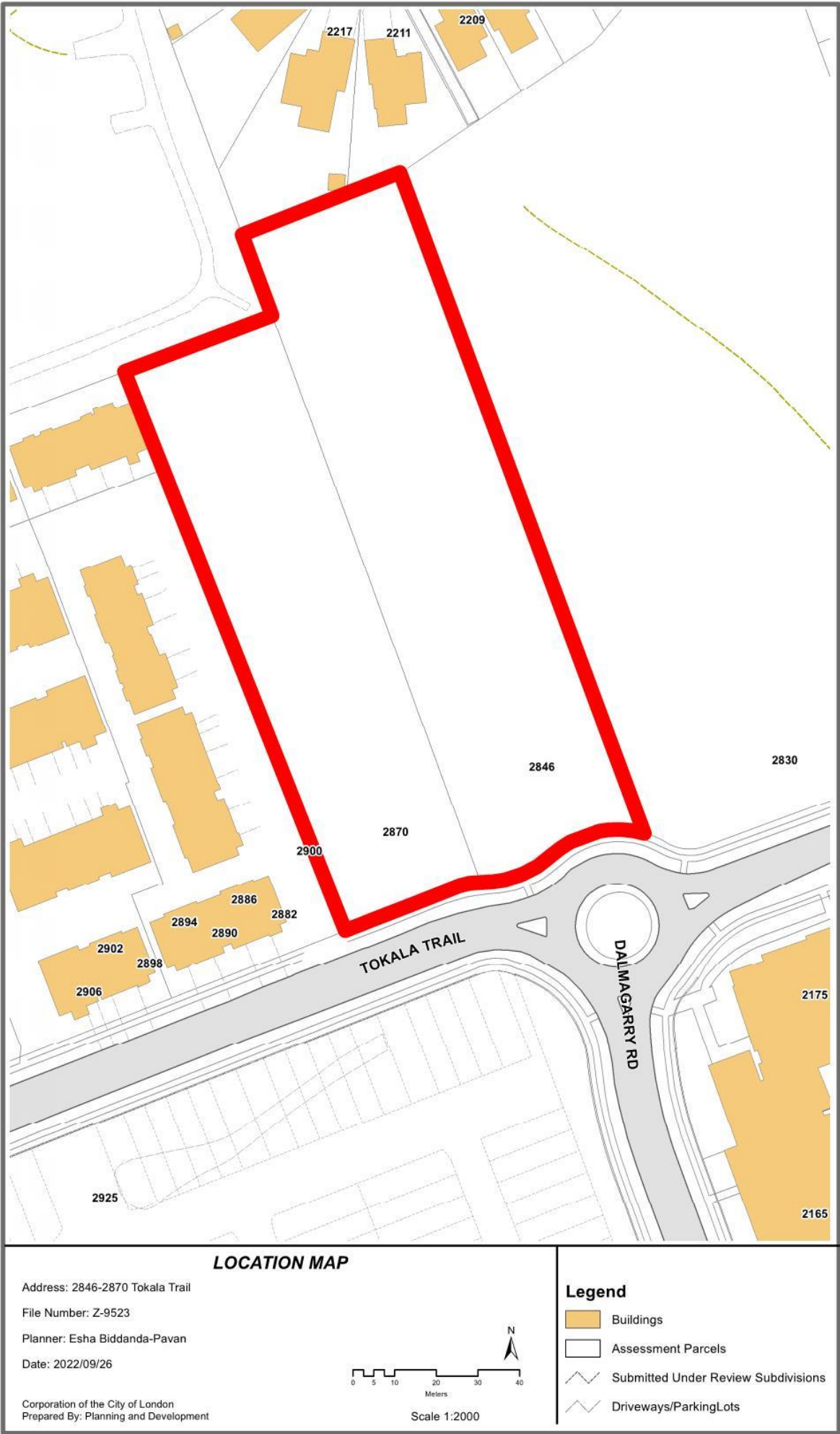
#### **1.4 Site Characteristics**

- Current Land Use – Undeveloped
- Frontage – 75 metres (Tokala Trail)
- Depth – 167 metres
- Area – 1.18 hectares
- Shape – Irregular

#### **1.5 Surrounding Land Uses**

- North – Single Detached Residential and Storm Water Management Facility
- East – Vacant Residential
- South – Vacant Residential and Retirement Home
- West – Low Density Residential

1.6 Location Map





2. Discussion and Considerations

2.1 Development Proposal

The applicant is proposing an 80-unit stacked back-to-back townhouse development comprised of a three and a half-storey 24-unit building aligned with and fronting Tokala Trail, two three and a half-storey 16-unit buildings aligned with the north property boundary, and a three and a half-storey 24-unit building located centrally.

A surface parking lot with 124 parking spaces is located on-site, providing service to all four buildings. An amenity area is proposed adjacent to the west property line. The site concept is shown in Figure 6, and a series of building renderings are shown in Figures 7 and 8.

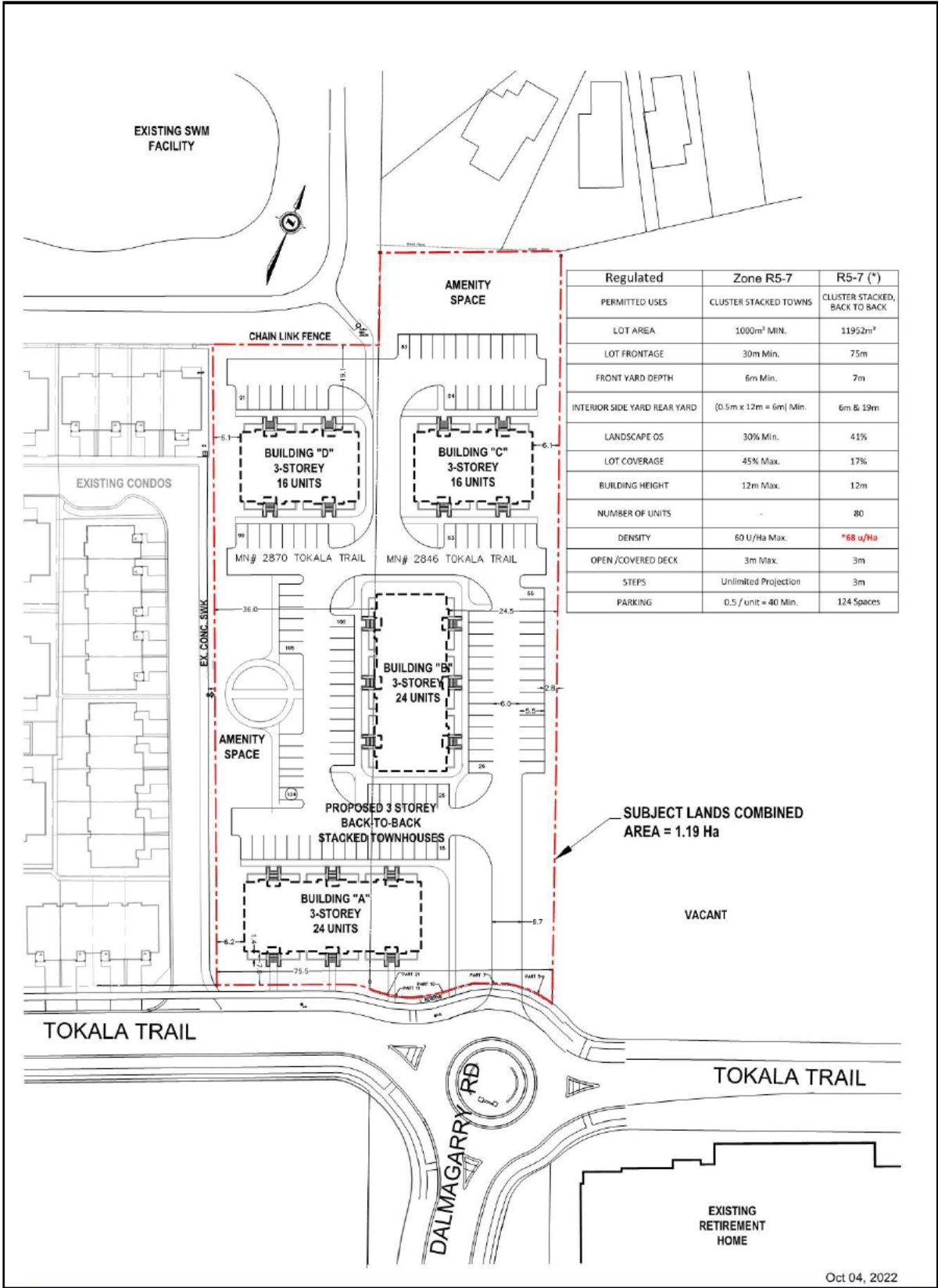


Figure 5. Site Concept



Figure 6. Conceptual Rendering, Looking Northwest



Figure 7. Conceptual Rendering, Looking Northeast

## 2.2 Requested Amendment

The applicant is requesting a Holding Residential Special Provision (h-R5-7(\_)) Zone, which permits cluster townhouses and cluster stacked townhouses with a maximum density of 70 units per hectare and a maximum height of 12.0 metres. Special provisions will address:

- An increased density of 70 units per hectare, whereas 60 units per hectare is the maximum permitted

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

Written responses were received from, or on behalf of, 1 household. The public's concerns generally dealt with the following matters:

- Pedestrian and bike connections
- Neighbouring developments used as precedents



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

### Provincial Policy Statement, 2020

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

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

### The London Plan

The London Plan is the new Official Plan for the City of London. On May 25th, 2022, an Ontario Land Tribunal (OLT) decision resolved all remaining policy appeals within The London Plan, effectively bringing The London Plan into full force and effect. Any applications in process prior to the May 25<sup>th</sup> date should continue uninterrupted as per the “*clergy principle*” (the policies that were in force at the time the application was received will continue to direct that application). The London Plan policies solely will be considered as part of this analysis.

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

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

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

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

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

The site is in the Neighbourhoods Place Type at the intersection of two Neighbourhood Connectors, as identified on Map 1 – Place Types and Map 3 – Street Classifications. Permitted uses within this Place Type include a range of residential uses, such as townhouses, stacked townhouses, triplexes, fourplexes, and low-rise apartments (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). The minimum permitted height is 2 storeys, and the maximum permitted height is 3 storeys, with the potential for an upper maximum of 4 storeys. (Table 11 – Range of Permitted Heights in Neighbourhoods Place Type).

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

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

## **4.0 Key Issues and Considerations**

### **4.1 Issue and Consideration #1: Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) encourages an appropriate, affordable, and market-based range and mix of residential types, including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons to meet long-term needs (1.1.1(b)). A mix of housing options and densities are required to meet projected requirements of current and future residents of the regional market area (1.4.1).

Section 1.1 of the PPS encourages healthy, livable, and safe communities which are sustained by promoting efficient development and land use patterns which stimulate the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of communities (1.1.3).

The PPS is supportive of development standards which facilitate intensification, redevelopment, and compact forms (1.1.3.4). Densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed, are promoted by the PPS (1.4.3d)). The policies also identify that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form (1.7.1e)).

Consistent with the PPS, the recommended 80-unit townhouse development will contribute to the existing range and mix of housing types in this area. Further, this development will provide choice and diversity in housing options for both current and future residents. The proposed development will be located within a developing area of the City and will avail of existing infrastructure, will provide an appropriate form of intensification and transit-oriented development to meet future land needs. The intensification of the subject lands would contribute to achieving more compact forms of growth within the City.

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

#### *The London Plan*

The subject site is within the Neighbourhoods Place Type of The London Plan at the intersection of two Neighbourhood Connectors. At this location, Table 10 would permit a range of low rise residential uses including single, semi-detached, duplex, triplex, and fourplex dwellings, townhouses, stacked townhouses, and low-rise apartments (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type).

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

The development of the proposed 3.5 storey, 80 unit stacked townhouse development would contribute to a mix of housing types in the area. This form of development is intrinsically a more affordable housing option than the single detached dwellings in the surrounding community. Additionally, similar land uses and levels of intensity are

proposed south of Tokala Trail and are currently existing west of the subject site fronting Tokala Trail. In this context, stacked townhouses are not out of place in the neighbourhood and its impact would be mitigable.

The property has suitable access to transit, community facilities and shopping areas as further detailed in the Planning Impact Analysis in Appendix C of this report. The analysis of intensity and form below demonstrates that stacked townhouses can be developed on the subject lands in a way that is appropriate for the site and adjacent neighbourhood.

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

#### *The London Plan*

The London Plan contemplates residential intensification where appropriately located and provided in a way that is sensitive to and a good fit with existing neighbourhoods (83\_, 937\_, 939\_ 5. and 6., and 953\_ 1. and 2.). The London Plan directs that intensification may occur in all place types that allow for residential uses (84\_).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 2 storeys and a maximum height of 3 storeys, with an upper maximum up to 4 storeys, is contemplated within the Neighbourhoods Place Type where a property lies at the intersection of two Neighbourhood Connectors (Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). Lots will be of sufficient size and configuration to accommodate the proposed development and to help mitigate planning impacts on adjacent uses (840\_4).

The subject lands have frontage on a Neighbourhood Connector (Tokala Trail), which is a higher-order street to which higher-intensity uses are directed. The requested height of 3.5-storeys and a density of 70 units per hectare is in keeping with the policies of The London Plan. The site concept achieves an intensity that allows for other on-site functions such as accessible parking, emergency services and landscaped open space. The height is considered appropriate for the location and Staff are satisfied that the subject lands are of a size that can accommodate the proposed development.

The proposed level of intensity can be supported within the community as the site is located within walking distance of a broad range of commercial uses at the intersection of Fanshawe Park Road W and Dalmagarry Road. Access to several bus routes is located within a 400-metre walking distance of the site, providing public transit access to CF Masonville Place Mall and other parts of the City including commercial uses, recreational facilities and services on Fanshawe Park Road W, Wonderland Road N, Oxford Street and in the Downtown.

Consistent with the PPS and The London Plan, the recommended zoning amendment facilitates the redevelopment of an underutilized site within a settlement area. The increased intensity of development on the site will make use of existing transit services, and public service opportunities. The subject lands are sited in an area that The London Plan directs and supports residential intensification and redevelopment. Staff is satisfied the proposed intensity and scale of development is in conformity with the City's Official Plan.

### **4.4 Issue and Consideration #3: Form and Design**

#### *The London Plan*

The London Plan encourages compact forms of development as a means of planning and managing for growth (7\_, 66\_). The London Plan encourages growing “*inward and upward*” to achieve compact forms of development (59\_ 2, 79\_). It also accommodates opportunities for infill and intensification of various types and forms (59\_ 4).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of the following:



- site layout in the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location and parking.
- building and main entrance orientation;
- building line and setback from the street;
- height transitions with adjacent development;
- and massing appropriate to the scale of the surrounding neighbourhood (953\_2.a. to f.).

Specific City Design policies indicate that principal building entrances and transparent windows should be located to face the public right-of-way, to reinforce the public realm, establish an active frontage and provide convenient pedestrian access (291\_). They also indicate that residential buildings should include outdoor amenity spaces (295\_), and support reduced parking rates in place types and parts of the city that have high accessibility to transit (271\_).

The recommended intensification of the subject property would optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the City, the intensification of the subject lands would contribute to achieving more compact forms of growth. The proposed stacked townhouses represent a more compact form of development than the single detached dwellings to the east and northwest of the subject site.

The massing of the proposed buildings is consistent with urban design goals, providing for building heights that transition in an appropriate manner from primarily two-storey homes on nearby properties to a 3.5-storey built form. The placement of the building close to the street encourages a street-oriented design with direct pedestrian access from the units onto Tokala Trail. While the front doors along the Tokala Trail frontage are recessed, the building design and front entry steps clearly demarcate and establish an active frontage and provide convenient pedestrian access to the units from the street. The parking areas are located behind the front building and away from the street, providing for a pedestrian-oriented environment along the Tokala Trail frontage.

The proposed buildings provide a similar form of development to the senior living facility building on 2155 Dalmagarry Road and the future condo townhouse development on 2925 Tokala Trail. Additionally, the proposed building placement mitigates compatibility concerns including loss of privacy by providing sufficient setbacks from adjacent developments to the south and west and by incorporating appropriate fencing and/or vegetative screening along all property boundaries.

### Holding Provision

Through the development review process, Staff have determined that the proposed residential development would be an appropriate land use on the subject site and have identified the holding provision to ensure that the applicant retains a consultant archaeologist to carry out a Stage 1 Archaeological Assessment of the entire property.

A Stage 1 and 2 Archaeological Assessment (Golder Associates, 2010) – which determined no archaeological potential on 2870 Tokala Trail – was submitted to the City. Although the report does not recommend any further study (Stage 3 and 4) for 2870 Tokala Trail, Heritage Planning requires that a Stage 1 Archaeological Assessment be conducted for 2846 Tokala Trail prior to sign off.

A holding provision (h-18) is being added to this parcel to avert any site disturbance until all documents (including the Archaeological Assessment and Ministry sign off letter) have been provided, to the satisfaction of the City.

The proposed holding provisions is as follows:

Purpose:

The proponent shall retain a consultant archaeologist, licensed by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Engagement with the appropriate First Nations shall be completed consistent with the policies of the London Plan.

All archaeological assessment reports, in both hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MHSTCI has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site.

No demolition, new exterior construction, grading, or any other activity where soil disturbance will occur or might be reasonably anticipated shall take place on the subject property prior to the City of London receiving the MHSTCI compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied.

**Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan, including but not limited to the Key Directions. The recommended amendment will facilitate the development of an underutilized site with a land use, intensity, and form that is appropriate for the site.

Prepared by:	Esha Biddanda Pavan Planner I, Planning Implementation
Reviewed by:	Mike Corby, MCIP, RPP Manager, Planning Implementation
Recommended by:	Heather McNeely, MCIP, RPP Acting Director, Planning and Development
Submitted by:	Scott Mathers MPA, P. Eng. Deputy City Manager, Planning and Economic Development

## Appendix A

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

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

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 2846  
and 2870 Tokala Trail.

WHEREAS Foxwood Developments (London) Inc. has applied to rezone  
an area of land located at 2846 and 2870 Tokala Trail, 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 2846 and 2870 Tokala Trail, as shown on the attached map  
comprising part of Key Map No. A101, from a Holding Residential R5 / Neighbourhood  
Facility (h\*h-71\*h-100\*h-108\*R5-7 / NF1) Zone and Urban Reserve (UR3) Zone to a  
Residential R5 Special Provision (R5-7(\_)) Zone and a Holding Residential R5 Special  
Provision (h(18)\*R5-7(\_)) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the  
following Special Provision:

R5-7(\_) 2846 and 2870 Tokala Trail

a) Regulations

i. Density	70 units per hectare
(Maximum)	

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

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

PASSED in Open Council on December 13, 2022.

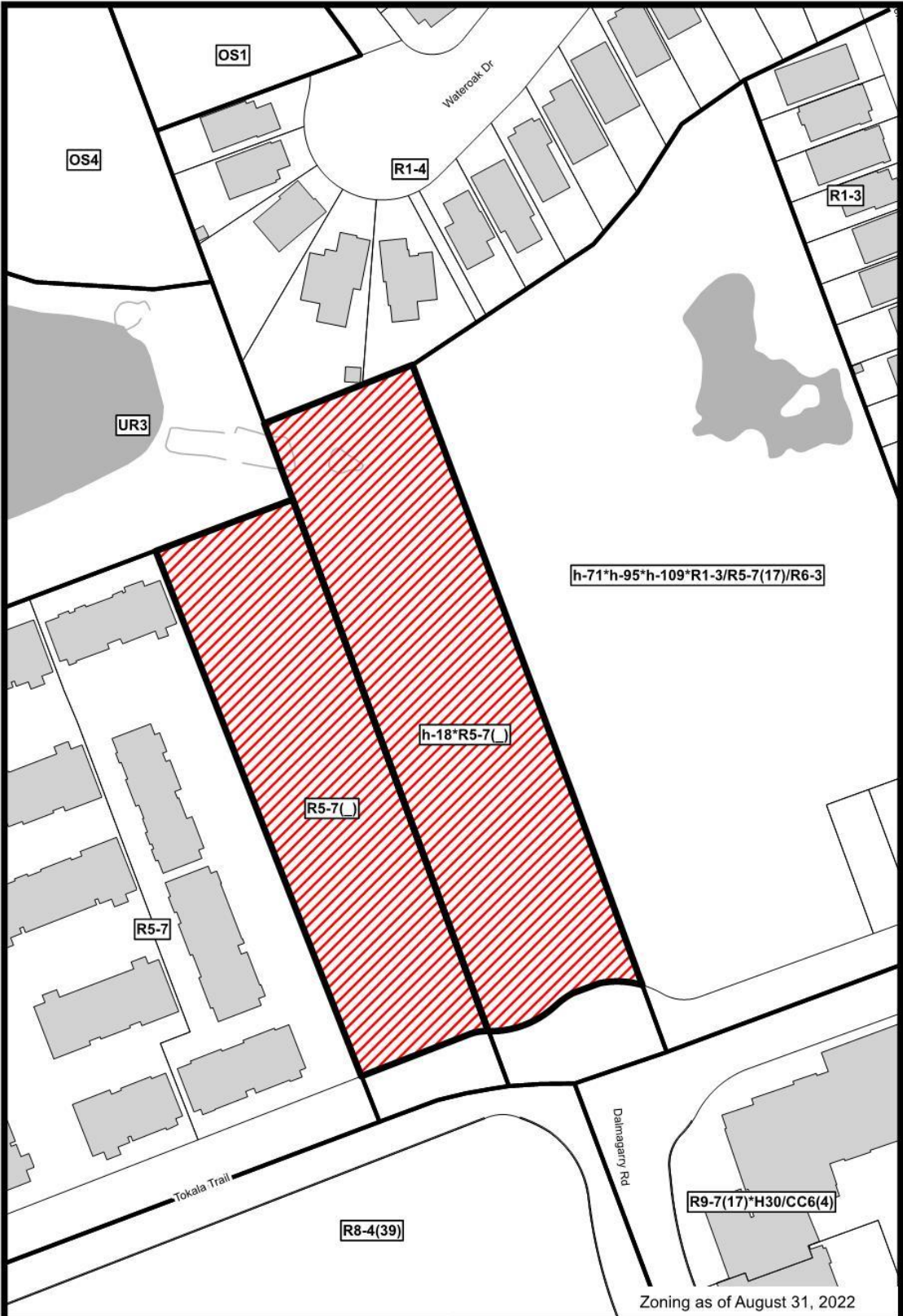
Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – December 13, 2022  
Second Reading – December 13, 2022  
Third Reading – December 13, 2022



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



File Number: Z-9523  
Planner: EB  
Date Prepared: 2022/10/05  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE



1:1,200

0 5 10 20 30 40  
Meters



Appendix B – Public Engagement

Community Engagement

Notice of Application:

On June 22, 2022, Notice of Application was sent to 119 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 23, 2022. A “Planning Application” sign was also posted on the site.

1 reply was received.

**Nature of Liaison:** The purpose and effect of this zoning change is to permit four new 3.5 storey stacked back-to-back townhouse buildings with a total of 80 units (70 units per hectare(upt). Possible change to Zoning By-law Z.-1 **FROM** a Holding Residential / Neighbourhood Facility (h\*h-71\*h-100\*h-108\*R5-7 / NF1) Zone and Urban Reserve (UR3) Zone **TO** a Residential R5 Special Provision (R5-7(\_)) Zone. Special provision for the Residential R5 Special Provision (R5-7(\_)) Zone includes a maximum density of 70 units per hectare. The City may also consider the use of holding provisions and/or special provisions to ensure suitable development regulations for the site.

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

Concern for:

- Pedestrian and bike connections
- Neighbouring developments used as precedents

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

Telephone	Written
	Evan Wee 2258 Wateroak Drive London ON N6G 0R1

From: Evan Wee  
Sent: Tuesday, July 05, 2022 18:00 PM  
To: Biddanda Pavan, Esha <ebiddanda-pavan@london.ca>  
Cc: Morgan, Josh <joshmorgan@london.ca>; Doc Services <docservices@london.ca>  
Subject: [EXTERNAL] Zoning By-Law Amendment File #Z-9523

Hi City Clerk of London,

I, Evan Wee, resident of London, would wish to be notified of the decision of the City of London on the proposal of File Z-9523.

Hi Esha,

I am a resident of Fox Hollow, London that has been notified of File Z-9523.

I note that the application includes a residential density increase to 70 units per hectare. All of my questions below pertain to the neighborhood of Fox Hollow, or the 1km radius of the site mentioned therein of File Z-9523, whichever is easier information for access.

Would you be able to release additional information and material for the following?

Q1) Are there any original Site Concept from Foxwood Developments for the Current Zoning? If so, what are they and what are the significant differences from the Site Concept as presented for the Requested Zoning?

Q2) Do you have the zoning plan for the Fox Hollow neighborhood and could you release that information? In particular, I am interested in the residential density of the area, and if any part of Fox Hollow is designated for above 60 units per hectare.

Q3) What are the nearest equivalents that are being used to assess the suitability of the Requested Zoning with the character of the neighborhood?

Q4) Was File Z-9108 used in this determination? What are the differences and similarities?

Q5) Could you release the info for the File relating to 2491 Tokala Trail? That does not seem to be available on the City of London's website.

Q6) Do we have any mentions or feedback from the Upper Thames River Conservation Authority given that that eastern portion of the subject lands are located in its regulation? Is this (and/or permission) required before the approval of the Requested Zoning? Why were there no studies required? (These are questions subject to page 23 of the Planning Justification Report)

Q7) Is flexible interpretation of the 'Multi-Family, Medium Density Residential' and the 'Low Density Residential' designations the norm for city planning? If it isn't, is this an exception? (These are questions subject to page 24 of the Planning Justification Report)

Q8) Could there be a consideration for a pedestrian and bike lane running the length of the western portion of the Site Plan? The Planning Justification Report cites in Figure 22 on page 29, the promotion of such connectivity but does not include such a feature in its Site Plan.

I understand that my questions may require some data collection on your part. These answers are very enlightening to the residents of this neighborhood, myself included. I appreciate your due diligence in advance and am looking forward to your own assessment and feedback.

Last but not least, I would also like to invite you to either a virtual video conference or to come by my residence for further discussion, at our mutual convenience. I can be contacted at [REDACTED].

Thank you for your service with the City of London.

Evan Wee

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## **Departmental and Agency Comments**

Urban Design (July 12, 2022)

### *Site Layout*

- The building locations, drive aisle and parking layout should be designed in conjunction with the adjacent properties as per h-108.
  - Re-design the site that reduces the number duplicated drive aisles and double loaded parking with the stacked back-to-back townhouses establishing a frontage on Tokala Trail and a pedestrian-oriented internal laneway that provides a stronger direct connection to the Dyer Crescent SWMF from Tokala Trail [TLP 255\_, 257\_]
  - Seek joint/shared laneway connection opportunities with abutting developments to create formal vehicular and pedestrian connections to reduce the amount of dead-end drive aisles and allow the opportunity to



establish building frontages along abutting/connected laneways.

- Explore opportunities to increase the amount of built form along the Tokala Trail frontage [TLP 256\_].
  - Explore alternative stacked townhouse typologies that include interior garage space to reduce the amount of surface parking stalls while allowing for a more suitable pedestrian environment throughout the site [TLP 273\_].
- Ensure any surface parking visible from the public street is screened and located behind buildings [TLP 269\_, 275\_, 272].
- Explore opportunities to reduce the amount of asphalt within the proposed drive aisles and parking areas in order to increase amount of landscaping opportunities, reduce the amount of impermeable surfaces and reduce potential heat island effects [TLP 277\_, 282\_].
  - Provide landscaped island

### *Building Design*

- Design the side elevations visible from the street by providing enhanced architectural details, such as; wrap-around porches, entrances and a similar number of windows, materials and articulation as is found on the front elevation.
- Provide a full set of dimensioned elevations for all four sides of all of the proposed buildings with materials and colours labelled. Further urban design comments may follow upon receipt of the elevations at the site plan application stage.

### Site Plan (July 12, 2022)

- Swap the locations of the amenity space and Building B. This will create a more centralized common amenity space while also providing a better north-south pedestrian connection.
- Drive-aisles are to be a minimum width of 6.7 metres
- Barrier-free parking is required. Based on the required parking, 5 barrier-free parking stalls are required.
- Sidewalk widths abutting parking stalls are to be a minimum of 2.1 metres to accommodate any vehicle overhang. Where curb ramps are proposed, ensure there is adequate maneuvering space
- Identify the proposed garbage location on the site plan. The applicant is encouraged to consider the use of deep waste collection for this use. If shared pads are proposed, the locations of these are to be shown on the site plan.

### Parks Planning & Design (July 12, 2022)

- Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

### Heritage (October 04, 2022)

- Based on the City's archaeological mapping and submitted reports provided by the applicant, 2846 Tokala Trail has not been assessed. You will need a holding provision for the property at 2846 Tokala Trail only. The other portion of the subject site (2870 Tokala Trail) has been assessed and no potential remains.

- An Ontario Ministry of Tourism and Culture Archaeological Assessment Compliance letter has also been received dated August 09, 2011 (MCL Project Information Form Number P084-208-2010, MCL RIMS Number 39SB361).

#### Engineering (August 11, 2022)

- Water is available to the subject site via the high level municipal 300PVC on Tokala Trail and the 150mm PVC West of the subject site.
- Detailed comments regarding access design and location will be made through the site plan process.

#### Upper Thames River Conservation Authority (July 07, 2022)

- Since the UT-MC-46 Drain has been removed, this is no longer a UTRCA regulated property.

#### London Hydro (July 07, 2022)

- Servicing the above proposal should present no foreseeable problems, Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

## Appendix C – Policy Context

3.7 Planning Impact Analysis	
Criteria	Response
Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;	The proposed land use is a contemplated use in the Official Plan, similar to other uses in the area, and contributes to a variety of housing forms within the neighbourhood.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;	The site concept achieves an intensity that allows for other on-site functions such as accessible parking, emergency services and landscaped open space.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use;	There is no vacant land in the area which is already designated and/or zoned for the proposed use.
The proximity of any proposal for medium or high-density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;	The site is located within a 400 metres walking distance of commercial uses and services, and within an 800 metre walking distance of public parks, service uses and transit services.
The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 – Housing;	Although no affordable housing units are proposed through this development, the creation of alternative housing forms contributes to the overall mix of dwelling units and prices in the area.
The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;	The scale/height of the proposed 3.5 storey townhouse development is mitigated to the north, west and south by the driveway, amenity area and appropriate setbacks are provided between the proposed buildings and the property lines which are discussed in the body of this report.
The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;	Landscaping and screening opportunities through vegetation will be considered at the site plan approval stage.
The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;	Transportation Planning and Design was circulated on the planning application and development proposal and are not satisfied with the driveway location. However, the access and design can be addressed at the site plan approval stage. Traffic impacts of this development will be minor in relation to the anticipated function of the Neighbourhood Connector.

The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;	The applicant is commended for providing a built form that establishes a built edge along Tokala Trail with building entrances fronting the street. At the site plan stage, consideration should be given to the width of the driveway and the building placement.
The potential impact of the development on surrounding natural features and heritage resources;	Not applicable
Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;	Not applicable.
Compliance of the proposed development with the provisions of the City’s Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;	The requested amendment is consistent with the in-force policies of the Official Plan. The requirements of the Site Plan Control By-law have been considered through the design of the site to ensure functionality, including provision of amenity space, sidewalk widths, garbage storage, and long-term bicycle storage can be achieved through the site plan approval process. Some refinements to the location and size of the outdoor amenity area and building layout, as discussed in this report, will result from the site plan approval process.
Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;	Tree planting and building massing treatments are expected to mitigate minor adverse impacts on the surrounding land uses.
Impacts of the proposed change on the transportation system, including transit	The residential intensification of the subject lands will have a negligible impact on the transportation system and provide a more transit-supportive form of development.

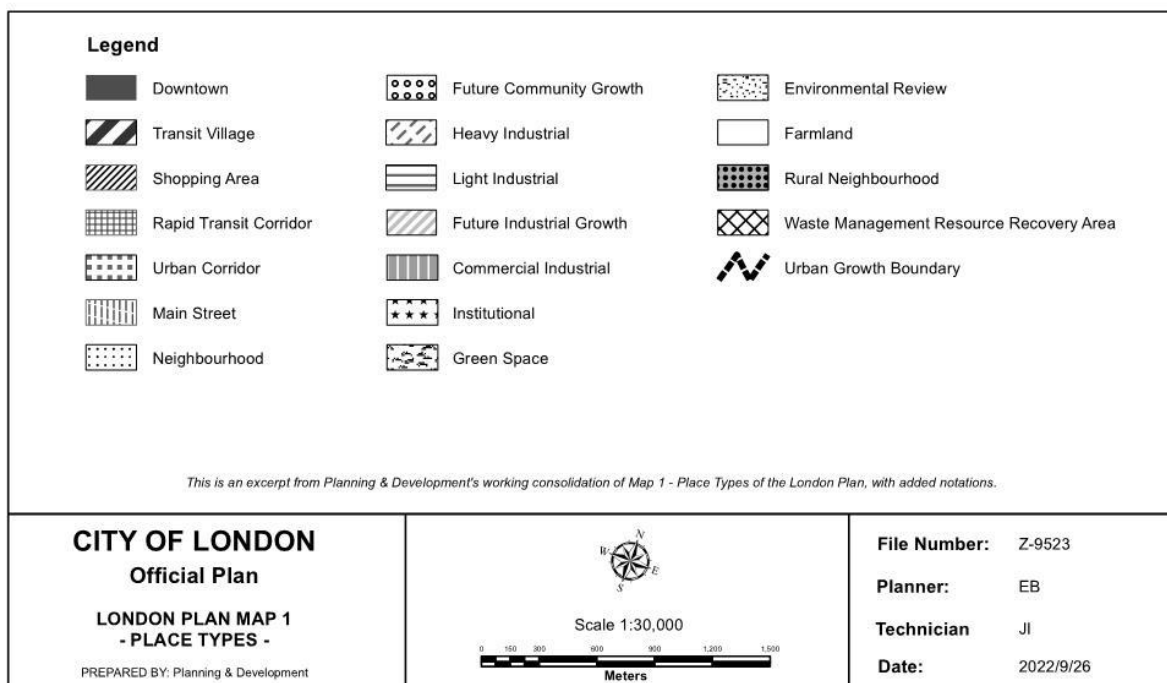
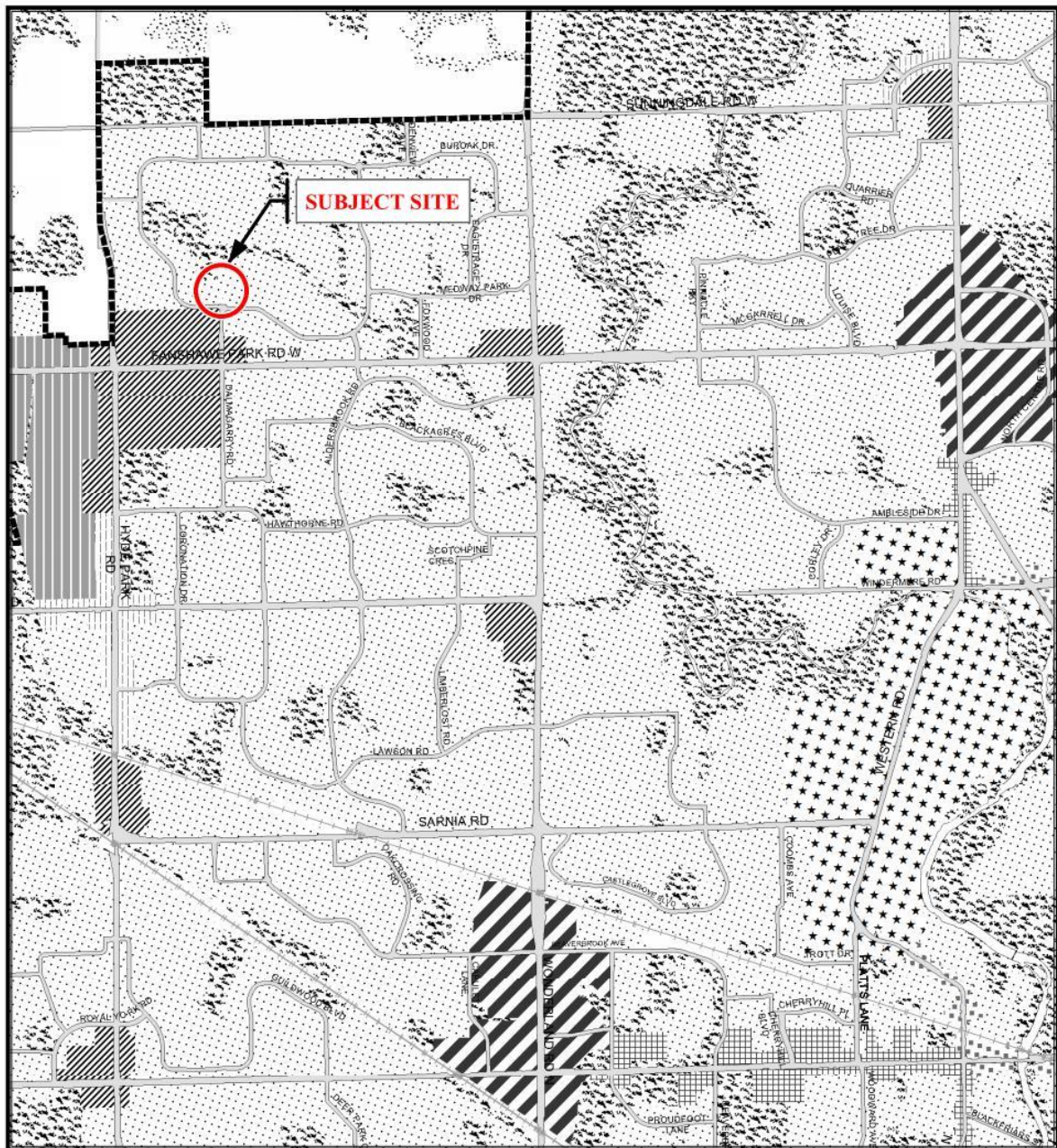


<b>1577_ Evaluation Criteria for Planning and Development Applications</b>	
<b>Criteria – General Policy Conformity</b>	<b>Response</b>
Consistency with the Provincial Policy Statement and in accordance with all applicable legislation.	The proposal is consistent with the Provincial Policy Statement as it provides for efficient development and land use patterns and for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. There are no significant natural or cultural heritage resources requiring protection and no natural or man-made hazards to be considered.
Conformity with the Our City, Our Strategy, City Building, and Environmental Policies of this Plan.	The proposal provides for residential intensification within the Urban Growth Boundary and supports Key Directions related to the creation of a mixed-use compact City and strong, healthy and attractive neighbourhoods. The massing and scale of the proposed building can be appropriately integrated into the community through the application of the relevant City Design policies at the site plan approval stage.
Conformity with the policies of the place type in which they are located.	The proposed 3.5 storey townhouse proposal provides for the use and intensity of development contemplated within the Neighbourhoods Place Type at the intersection of two Neighbourhood Connector. Compatible intensification is encouraged in existing neighbourhoods. (937_).
Consideration of applicable guideline documents that apply to the subject lands.	No additional guideline documents apply to the subject lands.
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 site will be fully serviced by municipal water, sanitary and storm sewers.
<b>Criteria – Impacts on Adjacent Lands</b>	
Traffic and access management	Further consideration of traffic controls related to the driveway location will occur at the site plan approval stage.
Noise	The proposed development is not expected to generate any unacceptable noise impacts on surrounding properties. A noise study was not required for the Zoning By-law amendment application.

Parking on streets or adjacent properties.	The proposal includes a slight excess of parking relative to the 0.5 spaces per unit normally required for townhouse development (Parking Standards Review, 2022). It is not anticipated that overflow parking will be required on local streets.
Emissions generated by the use such as odour, dust, or other airborne emissions.	The proposed development will not generate noxious emissions.
Lighting	Lighting details will be addressed at this site plan approval stage. It is a site plan standard that any lighting fixture is to minimize light spill onto abutting properties.
Garbage generated by the use.	Garbage facilities should be screened; storage inside the building is a standard requirement for townhouse forms, with garbage to be placed outside on collection day.
Privacy	The proposed development situates the proposed townhouse development away from buildings on adjacent properties. A combination of privacy fencing and landscaping to soften the property boundaries and provide screening to the neighbouring dwellings will help screen views from the proposed building to neighbouring properties.
Shadowing	Minimal shadowing impacts, if any, are anticipated.
Visual Impact	Landscaping, articulated building design, and architectural details and materials to be implemented at the site plan stage are expected to have a positive visual impact on the area.
Loss of Views	There are no view corridors to significant features or landmarks to be affected by the proposed building.
Trees and canopy cover.	At the site plan stage, a complete landscape plan will be developed to provide for new tree planting and screening from adjacent land uses.
Cultural heritage resources.	The subject lands are identified as having archaeological potential on the City's 2018 Archaeological Mapping. Based on the findings from the Stage 1-2 Archaeological Assessment prepared by Golder Associates and the letter received by The Ontario Ministry of Tourism and Culture, no archaeological resources were identified on 2870 Tokala Trail. A holding provision will address the need for a Stage 1 Archaeological Assessment for 2846 Tokala Trail.

Natural heritage resources and features.	Not applicable.
Natural resources.	Not applicable.
Other relevant matters related to use and built form.	Not applicable.

## The London Plan – Map 1 – Place Types



Project Location: E:\Planning\Projects\p\_officialplan\workconsol00\excerpts\_LondonPlan\mxds\Z-9523-Map1-PlaceTypes.mxd



Zoning By-law Z-1 – Zoning Excerpt

