

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: 6092 Pack Road
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 Magnificent Homes and Royal Premier Homes relating to the property located at 6092 Pack Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on December 13, 2022 to amend *Zoning By-law No. Z.-1*, in conformity with The London Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR3) Zone, **TO** a Holding Residential R6 Special Provision (h*R6-5(_)) Zone;

IT BEING NOTED that the following site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

- a. Provide additional details for shared outdoor amenity space.
- b. Provide high quality landscaping with consideration to any existing significant mature trees on the site and along property boundaries.
- c. Further emphasize the heritage character through the on-site amenity area and greenspace.
- d. Limit the construction of new residential dwelling(s) to only one of the interior side yards adjacent to the existing single detached dwelling to allow sufficient space to accommodate an access driveway on the opposite interior side yard.

Executive Summary

Summary of Request

The applicant has requested an amendment to *Zoning By-law No. Z.-1* to change the zoning of the subject lands from an Urban Reserve (UR3) Zone to a Holding Residential R6 Special Provision (h*R6-5(_)) Zone. This change would facilitate the retention of a heritage designated single detached dwelling and the development of cluster townhouses and stacked townhouses on the site.

Purpose and Effect of Recommended Action

The purpose and effect of this zoning change is to permit the retention of the heritage designated single detached dwelling, and to permit the development of five (5) 2.5-storey townhouse buildings and six (6) 3.5-storey back-to-back stacked townhouse buildings, for a total of 40 units. Special provisions for the zone would: exclude apartment buildings as a permitted use; permit an increased minimum front yard setback of 15.8 metres; permit a minimum rear yard setback of 6.0 metres; permit a minimum interior side yard setback of 1.8 m for buildings under two storeys in height where the end wall of a unit contains no windows to habitable rooms; permit a minimum interior side yard setback of 3.0 metres for buildings over two storeys where the end wall of a unit contains no windows to habitable rooms, or 6.0 metres where the wall of a unit contains windows to habitable rooms; permit a minimum separation distance from the single detached dwelling to new development of 5.0 metres; and permit a maximum density of 45 units per hectare. Staff are also recommending a holding provision (h) to

address stormwater management at site plan.

Rationale of Recommended Action

1. The recommended amendment is consistent with the *Provincial Policy Statement, 2020* as it encourages efficient development and land use patterns.
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Neighbourhood Place Type, Our Strategy, our Tools, and other applicable London Plan policies.
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan and the Southwest Area Secondary Plan, including but not limited to the Low and Medium Density Residential policies within the North Talbot Residential Neighbourhood.
4. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood.
5. The recommended amendment facilitates the retention of a heritage designated single detached dwelling.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – The Strategic Plan provides direction for development through Building a Sustainable City and Strengthening Our Community. Building a Sustainable City includes growth and development that is well planned and directed to strategic locations. The subject site is within a location that contemplates growth and intensification but requires thoughtful design and a compatible built form. Strengthening our Community in the Strategic Plan includes achieving a strong character and sense of place by ensuring that new development fits within and enhances its surrounding community, and that London’s heritage properties continue to be conserved. By reducing the setbacks from the original request, the proposal can contribute to ensuring that London’s growth and development is well planned and sustainable over the long term.

Analysis

1.1 Property Description

The subject lands are located within the Urban Growth Boundary, on the north side of Pack Road, west of Bostwick Road and east of Regiment Road. The lands include a 20th century single detached dwelling near the front of the site and accessory structures to the rear.

The parcel is rectangular in shape, with an approximate frontage of 60 metres and an area of one (1) hectare. The subject lands are generally flat in topography and contain mature coniferous trees primarily in a row running from front to rear and situated on the west side of the lot.



Figure 1. City aerial photograph of the subject lands with parcel lines outlining nearby residential development (2021).



Figure 2. Google Street View imagery of the subject lands, facing northwest from Pack Road (June 2014).



Figure 3. Google Earth orthographic 3D projection of the subject lands, facing northwest (July 3rd, 2018, and later).

1.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods on a Civic Boulevard
- 1989 Official Plan Designation – Multi-Family, Medium Density Residential (MFMDR) & Low Density Residential (LDR)
- Existing Zoning – Urban Reserve (UR3)

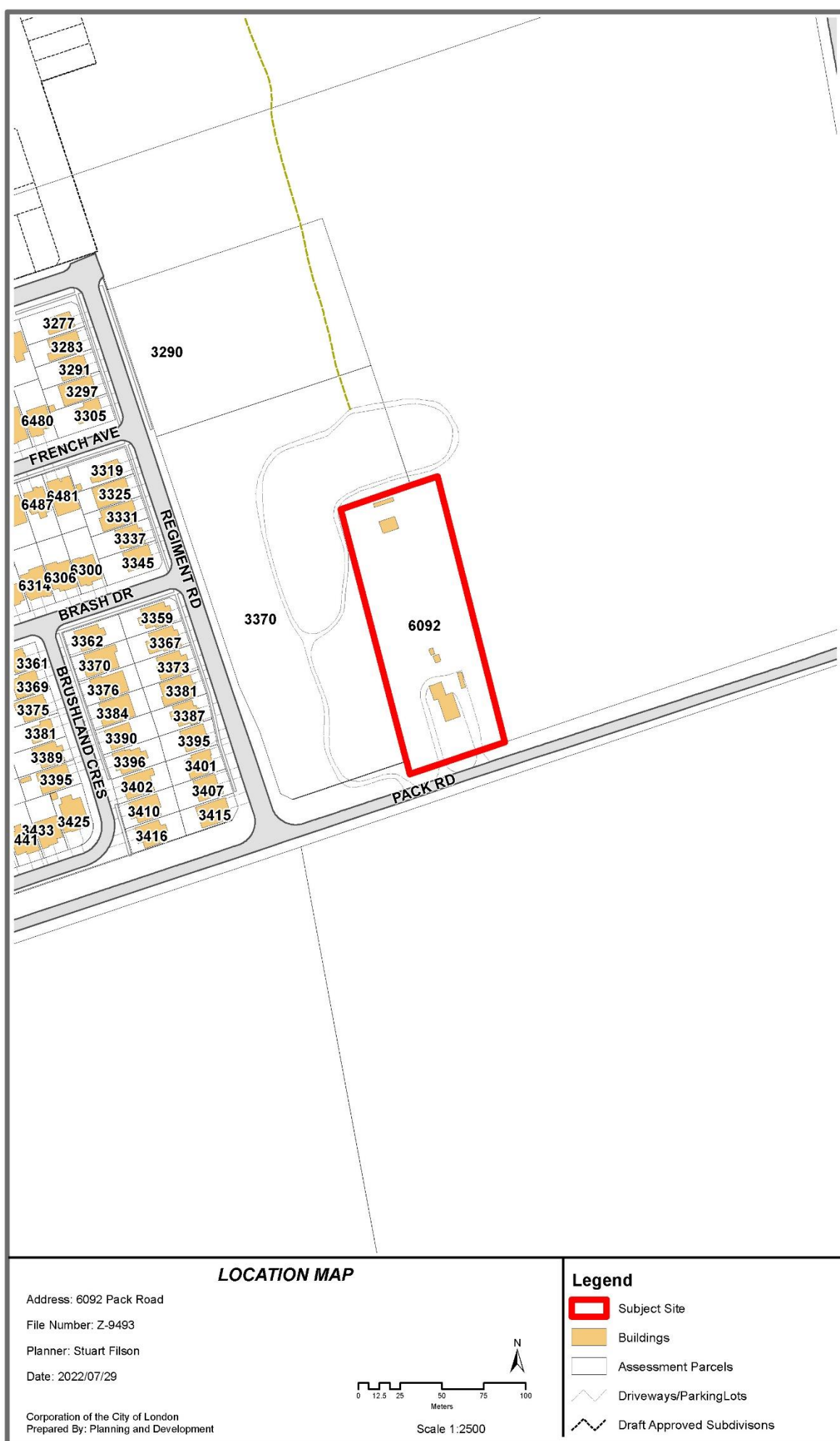
1.3 Site Characteristics

- Current Land Use – Single Detached Dwelling
- Frontage – 60 metres
- Depth – 154 metres after widening; 164 metres before widening
- Area – 1 hectare
- Shape – rectangle

1.4 Surrounding Land Uses

- North – Vacant
- East – Vacant
- South – Vacant
- West – Vacant

1.5 Location Map



2.1 Development Proposal



Figure 6. Concept Rendering 2.

2.2 Proposed Amendment

The applicant is requesting a Residential R6 Special Provision (R6-5(_)) Zone, to permit townhouses and stacked townhouses, with the following special provisions:

- prohibit apartment buildings as a permitted use;
- permit an increased minimum front yard setback of 15.8 metres, whereas 8.0 metres is required;
- permit a minimum rear yard setback of 6.0 metres;
- permit a minimum interior side yard of 3.0 metres for over two storeys where the end wall of a unit contains no windows to habitable rooms, or 6.0 metres where the wall of a unit contains windows to habitable rooms;
- permit a minimum interior side yard of 1.8 metres for buildings one to two storeys in height where the end wall of a unit contains no windows to habitable rooms;
- permit a minimum separation distance from the single detached dwelling to new development of 5.0 metres;
- permit a maximum density of 45 units per hectare whereas a maximum of 35 units per hectare is permitted;
- and permit no dwelling(s) within the interior side yard adjacent to the single detached dwelling that contains the access driveway

2.3 Community Engagement (see more detail in Appendix B)

No responses were received from the public. The Urban Design Peer Review Panel reviewed the proposal and provided comments (Appendix B).

2.4 Policy Context

Through an analysis of use, intensity, and form, Planning and Development staff have considered the compatibility and appropriateness of the requested ZBA and development proposal taking into account the policies that guide the use and development of land in the city and having regard for the existing and planned character of the receiving neighbourhood.

Provincial Policy Statement, 2020

The *Provincial Policy Statement, 2020* (PPS) 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 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).

Section 1.1.4.1 of the PPS encourages healthy, integrated, and viable rural areas to be supported by promoting regeneration and encouraging the conservation and redevelopment of existing rural housing stock on rural lands. Rural areas may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas (1.1.4).

The PPS states that long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (1.7.1.e). Furthermore, the PPS identifies that significant built heritage resources “shall be conserved” (2.6.1).

The London Plan

At the time this Application was submitted, The London Plan was subject to an appeal to the *Local Planning Appeals Tribunal* (LPAT) (PL170700). The Plan was Council adopted and approved by the Ministry with modifications, and the majority was in force and effect. Policies that were under appeal were indicated with an asterisk (*) throughout reports. Since that time, The London Plan has come into full force and effect as of May 25, 2022, following a written decision from the Ontario Land Tribunal (OLT).

The London Plan contains policies that guide the use and development of land within the city and are consistent with the policy direction set out in the PPS. All lands in the city are assigned a place type and the policies associated with a place type provide for a general range of uses, form and intensity of development that may be contemplated.

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.

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. (Key Direction #5, Directions 2 and 4).

The London Plan provides direction to celebrate and support London as a culturally rich, creative, and diverse city by:

- Protecting our built and cultural heritage to promote our unique identity... (Direction #3, 57_7);

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

- Implementing “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy and connected communities, creating a sense of place and character;
- Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, and neighbourhood character... (Direction #7, 61_3, 5);

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

- Ensuring new development is a good fit within the context of an existing neighbourhood (Key Direction #8, 62_9).

The proposed use supports these Key Directions by providing a form of development that is compatible with existing and future development within the area.

To achieve the vision and key directions of The London Plan, residential intensification within existing neighbourhoods is encouraged to provide opportunities for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods (The London Plan Policy, 937_). The London Plan supports all forms of intensification, with the understanding that intensification should be appropriately located, compatible, and fit well within receiving neighbourhood (The London Plan Policies 80_4., 83_, 939_5., 940_).

Southwest Area Secondary Plan

The subject site is located within the Southwest Area Secondary Plan (SWAP), North Talbot Residential Neighbourhood. The purpose of the Secondary Plan is to establish a vision, principles and policies for the development of the Southwest Planning Area. SWAP provides a greater level of detail than the general policies in the City's 1989 Official Plan or The London Plan and serves as a basis for the review of planning applications which will be used in conjunction with other policies of the 1989 Official Plan and The London Plan.

Under the principles of SWAP, consideration is given to "the retention of existing identified heritage residential buildings as a contribution to the community identity" (20.5.1.4 ii) g)). As part of Urban Design, SWAP includes significant heritage properties as a priority for consideration (20.5.3.9 j)).

The Low and Medium Density Residential designations apply to most of the existing and planned neighbourhood of North Talbot, reflecting land uses established through previous Area Plans and site-specific applications. Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply (20.5.11 i)).

1989 Official Plan

The subject site is designated Low Density Residential (LDR) (rear portion) and Multi-Family, Medium Density Residential (MFMDR) (front portion) on Schedule A of the 1989 Official Plan. Development within the LDR designation permits single detached and townhouse dwellings, and shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy. The MFMDR designation primarily permits multiple-attached dwellings, such as row houses or cluster houses, and low-rise apartments buildings. However, the applicant specifically requested that apartment buildings be prohibited in the zoning request to address concerns with respect to neighbourhood character identified under the Official Plan policies. These areas may also be developed for single detached, semi-detached, and duplex dwellings (3.3.1). Development shall have a low-rise form and a site coverage and density that could serve as a transition between low-density residential areas and more intensive forms of commercial, industrial, or high-density residential development, and will generally not exceed four-storeys in height (3.3.3 i)). Medium density development will not exceed an approximate net density of 75 units per hectare (3.3.3. ii)).

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

Settlement areas are directed to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

Consistent with the PPS, the recommended amendment facilitates the redevelopment of an underutilized site within a settlement area. The increased intensity of development on the site will make use of existing and planned services, nearby recreational opportunities, local and regional institutional uses, and shopping, entertainment and service uses.

4.2 Issue and consideration #2: Use

The London Plan

The subject lands are located in the Neighbourhoods Place Type along a Civic Boulevard (Pack Road) in The London Plan (*Map 1 – Place Types and Map 3 – Street Classifications). At this location, a range of low-rise residential uses including single, semi-detached, duplex, triplex, and fourplex dwellings, townhouses, stacked townhouses, and low-rise apartments, as well as mixed-use buildings are contemplated. To mitigate concerns regarding the development of apartments, the applicant emphasized that apartment buildings would be withheld from the zoning request. The development of 39 additional dwellings, comprised of cluster townhouses and cluster stacked townhouses, would contribute to the existing mix of housing types currently available in the area.

Southwest Area Secondary Plan

In instances where the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall apply (20.5.11.1.i). 20.5.1.5 of the Plan states that “If a conflict arises between the Secondary Plan policies and the existing Area Plan policies, the Area Plan policies of the Official Plan shall prevail.” The subject lands are within the North Talbot Neighbourhood, as indicated within the Southwest Area Secondary Plan (Schedule 12). The Low and Medium Density Residential designations apply to these lands. The primary permitted uses in the Low Density and Multi-Family, Medium Density Residential designations of the Official Plan, respectively, shall be permitted (20.5.11.1.ii). Regarding 20.5.11.1.ii of the Area Plan, the permitted uses under the Low and Medium Density Residential designation include the single-detached dwelling use, which already exists, and multiple-attached dwellings (1989 Official Plan, 3.2.1 & 3.3.1). The Low and Medium Density Residential designations reflect land uses established through previous Area Plans and site-specific applications.

1989 Official Plan

Within the 1989 Official Plan, most of the southern portion of the subject lands are designated MFMDR which permits multiple-unit residential developments (3.3). Along the remaining portion of this site, the lands are designated as LDR. The primary permitted uses in areas designated LDR shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2 (3.2.1).

The primary permitted uses include multiple-attached dwellings, such as row houses, and low-rise apartments; however, these areas may also be developed for low-density forms of development, including single detached and semi-detached dwellings (3.3.1.).

The proposed development, being a single detached dwelling, townhouses, and stacked townhouses, as contemplated in the 1989 Official Plan, is in conformity with the intended use for the subject site.

Analysis:

Consistent with the PPS, The London Plan, the 1989 Official Plan and the Southwest Area Secondary Plan, the proposed townhouses and stacked townhouses will contribute to the existing range and mix of housing types in the area, which consists of mostly one and two-storey single detached dwellings. The proposed use will provide choice and diversity in housing options for both current and future residents. No new roads or public infrastructure are required to service the site, making efficient use of land and existing municipal services.

4.3 Issue and consideration #3: Intensity

The London Plan

The London Plan encourages intensification where appropriately located and provided in a way that is sensitive to and a good fit within existing neighbourhoods (83; 937; 953_1). The intensity of development must be appropriate to the neighbourhood context as it relates to height, massing, setbacks etc. (953_2), as well as appropriate for the size of the lot, and accommodate such things as adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, etc. (953_3).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. The intensity of development contemplated is related to the classification of the street onto which the property has frontage (The London Plan, Policies 789_6. and 919_2.). The subject lands have frontage on a Civic Boulevard, which permits a minimum building height of two (2) storeys, and a maximum building height of four (4) storeys (The London Plan, Policy *935_1. and *Table 11- Range of Permitted Heights in Neighbourhoods Place Type).

Southwest Area Secondary Plan

The subject lands are located within the North Talbot Residential Neighbourhood of the Approved Plan (Schedule 12). In the North Talbot Residential Neighbourhood, new development shall be consistent with the density requirements of the Low Density (LDR) and Multi-Family, Medium Density Residential (MFMDR) designations, respectively, of the *Southwest Area Secondary Plan*, as set out in Sections 3.2.2, 3.2.3 and 3.3.3 of the 1989 Official Plan (20.5.11.1 iii) a)). Therefore, the North Talbot Residential Neighbourhood generally permits a minimum density of 30 units per hectare and a maximum density of 75 units per hectare, as per Sections 3.2.2, 3.2.3 and 3.3.3 of the 1989 Official Plan. To provide for a mix of housing types, densities and designs throughout each neighbourhood, SWAP emphasizes ensuring that housing developments and designs achieve compact residential development (20.5.1.4 ii) b)).

1989 Official Plan

Within the *1989 Official Plan*, most of the southern portion of the subject lands are designated MFMDR which permits multiple-unit residential developments at a maximum density of 75 units per hectare and a maximum height of four (4) storeys (3.3.3. i) & ii)). The northerly portion of the subject site is designated LDR which permits low rise development at a maximum density of 30 units per hectare. Within the LDR designation, residential intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare.

Analysis:

The proposed development will not adversely affect the function nor the amenity of the future adjacent developments which based on policy will likely develop with similar low-rise residential forms of development. The intensity of the proposed development conforms to the urban design considerations for residential intensification in Neighbourhoods in The London Plan and is generally compatible with surrounding land uses through the continuation of a low-rise form and moderate-site coverage. The recommended proposal provides a thoughtful intensity that complements the neighbourhood context. With respect to the appropriateness of the proposed intensity, the site design supports all required parking spaces and sufficient private outdoor amenity space and landscaped open space. Reductions in parking and landscaped open space, and lot coverage often serve as indicators of possible over-intensification; however, in this case the identified features can be achieved, indicating that the site is of sufficient size to support the proposed intensity and site design.

The site is located at the edge of a residential area characterized by single detached dwellings on large lots and vacant Urban Reserve lands. The proposed development will effectively and efficiently optimize the use of the subject lands. The proposed multi-unit residential development will expand the residential types and diverse housing options available within the neighbourhood to meet a variety of housing needs and contribute to a more dynamic and vibrant neighbourhood.

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

4.4 Issue and consideration #4: Form

The London Plan

The Our Tools part of The London Plan outlines considerations for evaluating planning and development applications (1578_).

The London Plan encourages compact urban forms of development as a means of planning and managing for growth (7_, 66_) and encourages growing “inward and upward” to achieve compact forms of development (59_, 79_). The London Plan specifically supports residential intensification in neighbourhoods (937_ - 940_) and provides direction for planning regarding intensification. Specifically, that planning will respect existing neighbourhood character and offer a level of certainty, while providing for strategic ways to accommodate development to improve our environment, support local businesses, enhance our physical and social health, and create dynamic, lively, and engaging places to live (918_).

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 by considering the following:

- site layout in the context of the surrounding neighbourhood;
- building and main entrance orientation;
- building line and setback from the street;

- height transitions with adjacent development; and
- massing appropriate to the scale of the surrounding neighbourhood (953_ 2. A – f).

Southwest Area Secondary Plan

Under the Southwest Area Secondary Plan (SWAP), new development should enhance the public realm, including streetscapes, public spaces, and infrastructure, with design of the community street pattern creating or enhancing view corridors (20.5.1.4 g) & j)). In residential areas, garages shall be designed so that they are not the dominant feature in the streetscape – garages shall not project beyond dwelling/porch façade, with garage doors not occupying more than 50% of the frontage unless the City is satisfied otherwise (20.5.3.9 iii e)). Off-street parking areas shall be designed to reduce their visual impact on both the adjoining streetscape and on people using the site and/or facility. Parking facilities shall be designed to minimize the visual impact from adjacent properties and the public realm and provide for enhanced amenity and recreation areas for the residents of the development. Although the concept proposal does not necessarily represent a final development, the applicant has already made the effort to adequately screen parking and instead emphasize architectural and landscape features of this site.

Along the streetscape, buildings shall be designed to be street oriented such that the functional front and main entrances to the building face the street (20.5.3.9 iii g)). A minimum separation distance from the existing single detached dwelling of 5.0 metres ensures emphasis on the heritage character of the existing building. If a modified development proposal is pursued, no dwelling(s) shall be constructed within the interior side yard adjacent to the single detached dwelling that has the driveway – the intent of this special provision to ensure amenity space and regard for heritage character is achieved. Moreover, the minimum interior side yard setback would vary depending on the number of storeys and windows to habitable rooms – this would ensure privacy and suitable character through form based setbacks. By reducing the available space for street front dwellings, this ensures available space for amenity area or landscaping, as requested by the Urban Design Peer Review Panel.

1989 Official Plan

Typically, height limitations will not exceed four storeys for MFMDR, which the proposal would be keeping with. Development within areas designated MFMDR shall take into account surrounding land uses in terms of height, scale, and setbacks, and shall not adversely impact the amenities and character of the surrounding area (3.3.2.i)). Medium density development will not exceed a net density of 75 units per hectare and shall be no more than four-storeys in height (3.3.3.i); 3.3.3.ii)), neither of which the proposal exceeds. In the LDR designation, infill housing may be in the form of single detached dwellings, semi-detached, dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area (3.2.3.2).

Analysis:

Consistent with the PPS and conforming to the *1989 Official Plan* and The London Plan, the recommended residential development of the subject property would optimize the use of land and public investment in infrastructure in the area. Located within a developing area of London, the proposed townhouse development would contribute to achieving more compact forms of growth than the existing single detached dwellings throughout the broader neighbourhood.

The location and massing of the proposed buildings respects the heritage value of this site and is consistent with urban design goals. The parking area is located either in garages or behind the buildings as viewed from the streetscape, which helps to conceal

parking while emphasizing architectural value. Adequate space is provided along the perimeter for landscaping and added amenity space.

The proposed building placement provides for a suitable separation between the proposed development and existing single detached dwelling on-site, mitigating compatibility concerns including loss of privacy. In addition to the required 5.0 metre minimum separation distance from the existing heritage structure, Site Plan Control is also anticipated to ensure the context is sensitive to spacing of the heritage structure through review by Heritage and Urban Design Staff.

Comments from Urban Design staff and the Urban Design Peer Review Panel (UDPRP) highlighted various considerations that have been accounted for in the recommended setbacks. Additional design considerations will be addressed through the Site Plan Approval process. UDPRP comments and applicant responses can be found under Appendix E. Engineering staff have reviewed this proposal and have no concerns. Further engineering considerations will be addressed at site plan.

Considerations for the R6-5 Zone

Additional special provisions are required to permit interior side and rear yard setbacks to facilitate the development of townhouses and stacked townhouses. The applicant considered setbacks as low as 1.8 metres, which is less than the standard 3.0 metres of the R6-5 zone. For buildings one to two storeys in height where the end wall of a unit contains no windows to habitable rooms, Staff concluded that an appropriate form of development could be met with 1.8 metres instead of 3.0 metres. Landscape Staff concluded that 1.8 metres is sufficient for landscaping, if pursued. For buildings over two storeys where the end wall of a unit contains no windows to habitable rooms, Staff recommend 3.0 metres for interior side yards, which matches the base zone provision for interior side yard setbacks in all instances. The standard setback provides for adequate landscaping and stormwater management while offering better privacy for neighbouring dwellings to be built in the future. Where the wall of an end unit contains windows to habitable rooms, Staff recommend an increased setback of 6.0 metres for privacy. The base and increased setbacks ensure better compatibility with the built form and future developments surrounding the site.

Furthermore, for the rear yard, a 6.0 metre setback is the standard unless proper accommodations are taken into consideration, including avoiding windows to habitable spaces or limiting buildings to two storeys in height. Given the scale of this proposal, Staff are recommending 6.0 metres to permit more landscaping and amenity space. This will ensure future compatibility between land uses as well as provide adequate space for access to the rear of the site.

To ensure adequate amenity space, it is recommended that the Site Plan Approval Authority consider that no dwelling(s) shall be constructed within the interior side yard adjacent to the single detached dwelling that contains the internal driveway access. The location of the driveway is specified relative to the single detached dwelling to mitigate the presence of units on both sides of the heritage designated building.

The *Zoning By-law No. Z.-1* provides front yard requirements adjacent to the arterial roads measured from the limit of the required or the existing road allowance, whichever is the greater (4.21). The intent of the regulation ensures that adequate distance is provided in the event of future road widening. Pack Road is a Civic Boulevard/Arterial Road in The London Plan and 1989 Official Plan, respectively, and has an ultimate road allowance requirement of 18 metres from the centre line. In the UR3 Zone variation, a minimum front yard depth of 10 metres is required from the ultimate road allowance. The front yard of 15.8 metres matches the setback of the heritage designated building. Following review by Staff and the Urban Design Peer Review Panel, Staff recommend a minimum front yard setback of 15.8 metres, which helps preserve the heritage character of the site and ensures new development will not project beyond the heritage-designated dwelling. 15.8 metres serves to ensure new development does not project

closer to the street. The existing single detached dwelling will not encroach into the ultimate road allowance of Pack Road.

Considerations for the General “h” Holding Provision

Engineering Staff emphasized the need for orderly servicing of stormwater, sanitary, and water. This site falls within the Dingman Subwatershed. As per section 6.3.2 of the Design Specifications & Requirements manual, a water balance assessment is required to examine the site’s water balance conditions and propose opportunities to mitigate water balance deficits. As an objective of the Dingman EA, this new development is to achieve the water balance conditions identified from the predevelopment study. To ensure orderly servicing, a general “h” holding provision has been requested by Engineering Staff and recommended to be put in place. The development is expected to reserve land for LID implementation. The use of holding provisions will ensure that concerns are addressed by the owner prior to any new development occurring. Therefore, a general “h” holding provision is recommended to ensure orderly development for servicing the development.

4.5 Issue and consideration #5: Heritage Designation

The PPS states that long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (1.7.1.e). Furthermore, the PPS identifies that significant built heritage resources “shall be conserved” (2.6.1).

Under the principles of SWAP, contemplation is given to “the retention of existing identified heritage residential buildings as a contribution to the community identity” (20.5.1.4 ii) g)). SWAP includes significant heritage properties as a priority for consideration (20.5.3.9 j)).

Analysis:

The subject property is a heritage designated property, included on the City’s *Register of Cultural Heritage Resources*. As contemplated by the *Provincial Policy Statement, 2020*, the *Ontario Heritage Act*, and The London Plan, heritage resources are to be conserved and the impacts of development on these resources is to be evaluated. In Policy 565 of The London Plan, an evaluation is required to determine if the built resources retain cultural heritage value or interest (CHVI) and to assess potential impacts of development.

For CHVI evaluation purposes, a heritage impact assessment (HIA) was submitted by the applicant in 2022. City Heritage staff reviewed this assessment and were satisfied with its conclusions. Additional mitigation or considerations for the heritage designated dwelling will be addressed through the site plan approval process.

Conclusion

The recommended zoning 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 and the Neighbourhoods Place Type, the North Talbot Neighbourhoods policies within the Southwest Area Secondary Plan and the *1989 Official Plan*, including but not limited to the North Talbot Residential Neighbourhood, the Low Density Residential designation and the Multi-Family, Medium Density Residential designation. The recommended amendment will facilitate the development of alternative housing types with a land use, intensity, and form that is appropriate for the site. The recommended amendment would facilitate the retention of the heritage-designated single detached dwelling. The recommended amendment will provide for residential intensification in a form that can minimize and mitigate the impacts of the development on adjacent properties for when future development is pursued. Overall, the proposed development is sensitive to, compatible, and a good fit within the local neighbourhood context.

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November 21, 2022
SF/sf

Y:\Shared\ADMIN\1- PEC Reports\2022 PEC Reports\1_Current Cycle (Nov 28)\DRAFT 6092 Pack Road - Z-9493 - PEC Report (SF).docx

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 6092
Pack Road.

WHEREAS Magnificent Homes and Royal Premier Homes have applied to
rezone an area of land located at 6092 Pack Road, as shown on the map attached to this
by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to
lands located at 6092 Pack Road, as shown on the attached map comprising part of
Key Map No. A110, from an Urban Reserve (UR3) Zone to a Holding Residential R6
Special Provision (h*R6-5()) Zone.
- 2) Section 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following
Special Provision:

R6-5()	6092 Pack Road	
a)	Prohibited Uses:	
i)	Apartment building	
b)	Regulations	
i)	Front Yard Depth (Minimum)	15.8 metres (51.8 feet)
ii)	Rear Yard Depth (Minimum)	6.0 metres (19.7 feet)
iii)	Interior Side Yard Depth for new development one to two storeys in height where the end wall of a unit contains no windows to habitable rooms (Minimum)	1.8 metres (5.9 feet)
iv)	Interior Side Yard Depth for new development over two storeys end wall of a unit contains no windows to habitable rooms (Minimum)	3.0 metres (9.8 feet)
v)	Interior Side Yard Depth for new development where the wall of a unit contains windows to habitable rooms (Minimum)	6.0 metres (19.7 feet)
vi)	Separation Distance for new development from Existing single detached dwelling, and where	5.0 metres (16.4 feet)

new development is restricted to
only one side yard from Existing
single detached dwelling
(Minimum)

- | | | |
|------|----------------------|----------------------|
| vii) | Density
(Maximum) | 45 units per hectare |
|------|----------------------|----------------------|

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.

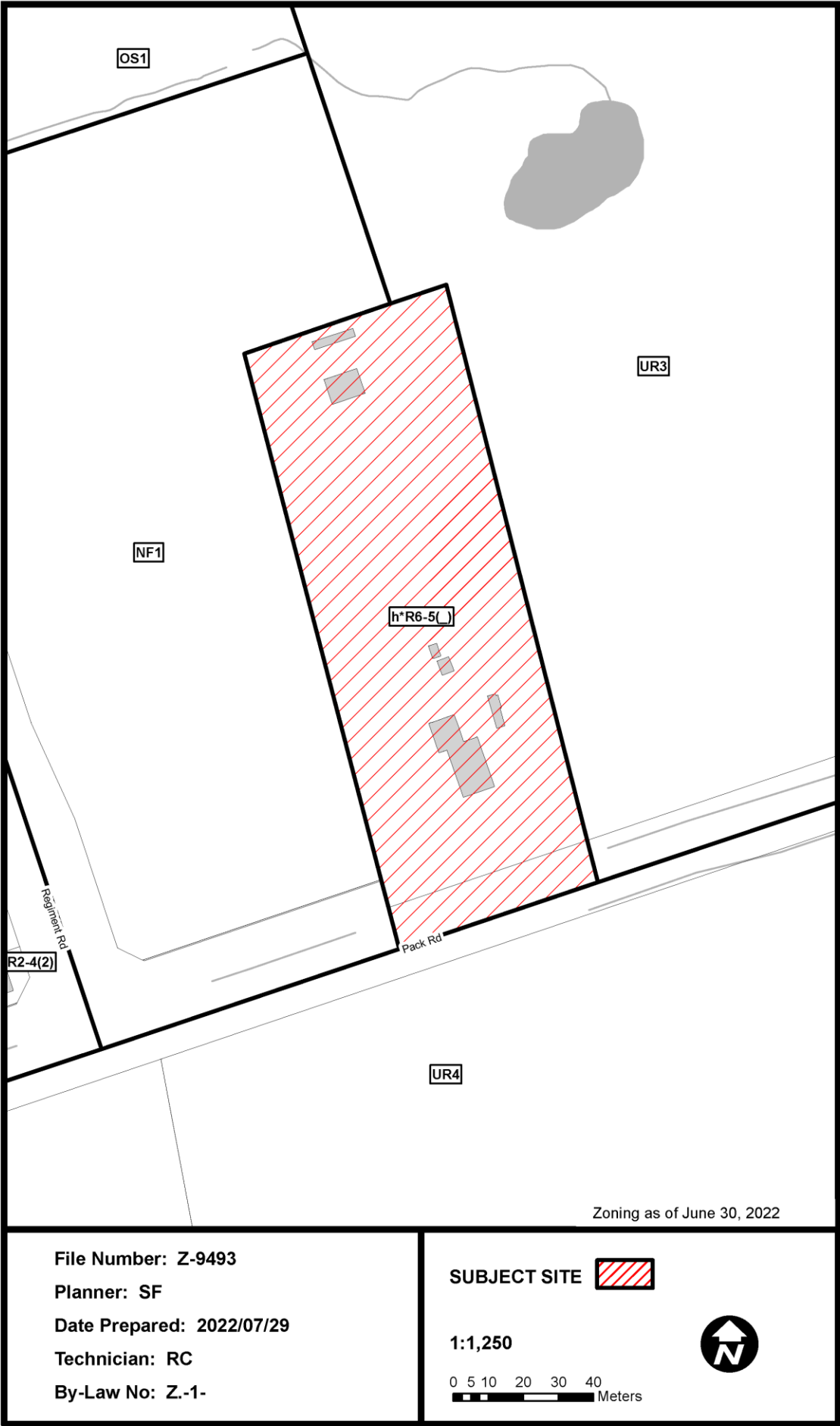
PASSED in Open Council on December 13, 2022.

Josh Morgan
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)



Appendix B – Community Engagement

Community Engagement

Public Liaison: On April 20th, 2022, Notice of Application was sent to 18 property owners in the surrounding area. A revised Notice of Application was sent on May 6th, 2022. A Planning application sign was also posted on site. Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 21st, 2022. A revised Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 12th, 2022. A “Planning Application” sign was also posted on the site.

Responses: No responses received.

Nature of Liaison: Application to change the zoning from an Urban Reserve (UR3) Zone to a Residential R6 Special Provision (R6-5(*)) Zone to permit the retention of the existing 20th century single detached unit; five (5) 2.5-storey townhouses totaling 33 dwelling units; a 3.5-storey back-to-back townhouse building containing six (6) dwelling units; a maximum density of 45 units per hectare; and reduced yard setbacks. To preserve the heritage character of this site, the existing single detached dwelling would be retained with the new zoning ensuring that apartment buildings are not permitted. The proposed zoning would: permit an increased minimum front yard setback of 10 metres; permit a minimum rear yard of 6.0 metres; permit a minimum interior side yard of 1.8 m for buildings one to two stories in height; permit a minimum interior side yard of 3.0 metres for over two stories where the end wall of a unit contains no windows to habitable rooms, or permit 6.0 metres where the wall of a unit contains windows to habitable rooms; minimum separation distance from single detached dwelling of 5.0 metres; and permit a maximum density of 45 units per hectare whereas a maximum of 35 units per hectare is permitted.

Agency or Departmental Comments

Stormwater Engineering (May 20, 2022)

The Stormwater Engineering Division staff have reviewed the above noted application and have additional comments beyond those previously provided as part of the Pre-application Consultation for this site (see attached email from Oct. 6, 2021):

1. Under S3.5 “Civic Infrastructure” in the Planning & Design Brief, the applicant speaks to the fact that the site does not have sanitary servicing. However, it should also be noted that this development has no supporting stormwater infrastructure either.
2. It is SWED’s expectation that the reduced setbacks will not impede self-containment and safe conveyance of this site’s storm water flows. As part of the storm servicing strategy for this land during the development application stage, the applicant must demonstrate how stormwater flows will be contained, and safely conveyed on this site without impacting adjacent properties.
3. (This comment supplants Comment #2 provided in the pre-application commentary) This site falls within the Dingman Subwatershed. As per section 6.3.2 of the Design Specifications & Requirements manual, a water balance assessment is required to examine the site’s water balance conditions and propose opportunities to mitigate water balance deficits. As an objective of the Dingman EA, this new development is to achieve the water balance conditions identified from the predevelopment study. The approach for stormwater control hierarchy, and LID design, is included in the Section 6 Stormwater Management of the Design Specifications & Requirements manual. The water balance analysis may be completed as part of a Hydrogeological Assessment, a stormwater management report, or as a standalone document
4. The consultant is expected to reserve space within the site plan for an LID strategy(ies) in efforts to achieve this requirement.

5. The Consultant may note that implementation of infiltration or filtration measures for a volume that meets or exceeds the 25mm event as part of the water balance target would be accepted to meet Total Suspended Solids (TSS) reduction target.

Stormwater Engineering (June 9, 2022 & November 3, 2022)

No comments from Water, Transportation or Sewer engineering. The following Storm Water Management comments will need to be satisfied before engineering can sign off on the rezoning:

6. The consultant is to provide a SWM functional brief indicating how the site is proposed to be serviced (e.g., on-site controls, LID, etc.).
7. This site falls within the Dingman Subwatershed. As per section 6.3.2 of the Design Specifications & Requirements manual, a water balance assessment is required to examine the site's water balance conditions and propose opportunities to mitigate water balance deficits. As an objective of the Dingman EA, this new development is to achieve the water balance conditions identified from the predevelopment study. The approach for stormwater control hierarchy, and LID design, is included in the Section 6 Stormwater Management of the Design Specifications & Requirements manual. The water balance analysis may be completed as part of a Hydrogeological Assessment, a stormwater management report, or as a standalone document.
8. The Applicant is expected reserve land for LID implementation.
9. November 3, 2022: A general holding provision, h, would be needed for the Zoning By-law Amendment.

Landscape (November 2, 2022)

The City's Landscape Architect has reviewed the Tree Protection Plan and report prepared by RKLA for the 6092 Pack Rd. They have no concerns with regard to the completeness and accuracy of the overall tree inventory and assessment.

The inventory captured 45 individual trees (all *Picea abies* (Norway Spruce) within the subject site as well as within 3m of the property boundary. Report recommends the removal of 40 trees and the preservation of 5 trees within the subject site. **Accepted.**

- No species classified as endangered, threatened, or at risk under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory.
- The subject site is NOT within or adjacent to a City of London Tree Protection Area.
- There are no boundary trees associated with this site.
- No Col boulevard trees were inventoried.

No tree removals arising from demolition, construction, or any other activity shall take place on the subject property prior to Site Plan Approval.

Ecology (May 20, 2022)

There are currently no ecological planning issues related to this property and/or associated study requirements.

Major issues identified

- Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation, including, but not limited to, Unevaluated Vegetation Patch and Unevaluated Wetlands.

Ecology – complete application requirements

- **Scoped EIS**– to address SAR concerns for:
 - SAR Birds – barns/farm buildings on north end of parcel potential Barn Swallow habitat

- Significant Wildlife Habitat - barns/farm buildings on north end of parcel potential snake hibernacula

Notes

- A scoping meeting shall be held between the proponent and a City Ecologist to review and confirm the study scope. A site visit may be requested in support of application review.
- The proponent and/or their consultant is required to complete the Environmental Impact Study Issues Scoping Checklist as a draft for submission to the City in advance of the scoping meeting. Once all comments regarding the draft Checklist have been received and finalized the City of London will send written approval (e-mail or letter).
- No disturbance arising from demolition, construction, or any other activity shall take place on the property prior to Development Services receiving and approving the EIS to ensure that all technical requirements have been satisfied.
- It is an offence under Section 10(1) of the *Endangered Species Act* to damage or destroy the habitat of a species that is listed on the Species at Risk in Ontario list as an Endangered or Threatened species.
- An Environmental Management Plan should be developed prior to issuance of contract drawings where the mitigation measures are tailored to site
- The Clean Equipment Protocol for Industry, a Spill Response Plan, an Invasive Species Management Plan and a Species at Risk and Wildlife Handling Protocol should be included as part of the Environmental Management Plan.
- Avoid tree removal within the active bat roosting period (April 30 – September 1) to reduce potential interactions with Endangered bat species, to avoid contravention of the *Endangered Species Act*.
- Avoid vegetation removal within the active breeding bird period (April 1 – August 30) to avoid disturbing nesting birds and contravening the *Migratory Bird Convention Act*.

Ecology (September 27, 2022)

- Staff reviewed the photos in support of ecology comments regarding concerns for Barn Swallow nesting habitat. Staff did not identify any active nests or evidence of previous nesting. Staff are satisfied that this fulfills the ecological concerns for this file.

London Hydro Engineering (April 25, 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.

Parks Planning and Design (May 20, 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.

Urban Design (May 12, 2022)

General Comments:

- There are no UD comments for the proposed zoning amendment for the requested R6-5 zone for 6092 Pack Road.
- This application is to be reviewed by the Urban Design Peer Review Panel (UDPRP), and as such, an Urban Design Brief will be required. UDPRP meetings take place on the third Wednesday of every month, once an Urban Design Brief is submitted as part of a complete application the application will be scheduled

for an upcoming meeting and the assigned planner as well as the applicant's agent will be notified. If you have any questions relating to the UDPRP or the Urban Design Briefs please contact Ryan Nemis at 519.661.CITY (2489) x7901 or by email at rnemis@london.ca.

- The applicant is to submit a completed "Urban Design Peer Review Panel Comments – Applicant Response" form that will be forwarded following the UDPRP meeting. This completed form will be required to be submitted as part of a complete application.

Site Plan Application Stage:

- Provide elevations for all four sides of the proposed buildings with materials, colours and dimensions labelled. Further urban design comments may follow upon receipt of the elevations.
- Provide a slightly larger front yard setback, or setback transition, from the proposed back-to-back townhouse along the street to provide better visual presence to the existing heritage house from both east and west.
 - Slightly move the proposed 2 storey townhouses parallel to the stacked townhouse 3 metres back to allow the stacked townhouse to be at a similar setback as the existing heritage house.
- Provide additional details for the shared outdoor amenity spaces proposed for the site adjacent to the retained heritage farmhouse.
- Provide high quality landscaping in combination with street-oriented built form to create a positive pedestrian and transit oriented corridor. [SASP, 20.5.4.1 iv), a)]
- The proposal should take into consideration any existing significant mature trees on the site and along property boundaries.
- Include all requirements of the Site Plan Control By-Law in the site design, in particular as it relates to parking (landscape islands, parking setbacks) and garbage collection/loading areas (location).

Building Design

- Ensure the top of the building is designed and distinguished through an articulated roof form, step-backs, cornices, material change and/or other architectural details.
 - Consider increasing the pitch of the Pack Road facing gables on the back-to-back townhouses to create a sympathetic expression through form.

Consider and explore alternative brick colour of the back-to-back townhouses that can provide balance with the heritage farmhouse brick colour in order to provide visual distinction.

Urban Design (September 12, 2022)

Following the UDPRP, Urban Design Staff had nothing further to add.

Upper Thames River Conservation Authority (April 26, 2022)

- Please be advised that the subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.
- Accordingly, the UTRCA has no objections to this application and a Section 28 permit application is not required.

Heritage (July 29, 2022)

- Staff have reviewed and are accepting of the submitted Archaeological and Heritage Impact Assessments.

Heritage (September 29, 2022)

- Please be advised that heritage planning staff recognizes and supports the conclusion of the report that states that: “site construction activity could result in vibrations that have potential to affect historic foundations.” The following mitigation measures are recommended in the HIA and should be included in the development agreement (DA) as part of site plan approval:
 - Retain a qualified person(s) to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics)
 - Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).” (pp i-ii)
- Finally, please note that a component of the heritage impact assessment was a cultural heritage evaluation using the criteria of O. Reg 9/06. Based on the evaluation of the property in the HIA, heritage staff determined that the property merits designation pursuant to Section 29 of the Ontario Heritage Act. Staff report’s recommending designation was considered by the Planning and Environment Committee (June 20, 2022), following which Council issued its Notice of Intention to Designate (July 21, 2022).
- Mitigation measures outlined in the HIA, and retention of the built resource in-situ along with designation of the property, have sufficiently demonstrated that significant heritage attributes will be conserved. The HIA can be accepted to meet heritage requirements for (Z-9493).

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 SWAP and The London Plan, similar to other uses in the area, and contributes to a variety of housing forms within the neighbourhood. The proposed townhouses to the rear of the existing single detached dwelling have been evaluated from a form-based perspective and found to be compatible and a good fit with the neighbourhood context based on the following considerations site layout, building and main entrance orientation, building line and setback from the street, and height and massing transitions with adjacent properties. The front building will require additional review as part of the Site Plan Approval process. A minimum separation distance from the single detached dwelling of 5.0 metres also ensures heritage sensitivity to the character.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;	The site concept achieves an intensity that allows for other on-site functions such as visitor and accessible parking, emergency services, and private and common amenity space. The size and shape of the subject lands appears generally able to accommodate the intensity of the proposed development. The site concept achieves an intensity that allows for other on-site functions such as guest parking, emergency services and open space. Detailed design at a future Site Plan Approval stage will refine the site elements.
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 700 metres of the Bostwick Community Centre.
The need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 – Housing;	The proposal is not eligible to be considered for affordable housing as a bonus provision is not required. That said, dwelling units in a townhouse complex are intrinsically more affordable than the neighbourhood's prevailing single detached dwelling units. Moreover, the addition of the proposed units to the housing supply may also free-up other more affordable units elsewhere in support of Municipal Council's commitment to the Housing Stability Action Plan, Strategic Area of Focus 2: Create More Housing Stock.
Compatibility of proposed uses with surrounding land uses, and	The proposed land use is a contemplated use in the SWAP and The London Plan, similar to other

the likely impact of the proposed development on present and future land uses in the area	uses in the area, and contributes to a variety of housing forms within the neighbourhood.
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 townhouse development is appropriate at this location. All yard depths will be sufficient to accommodate a landscape screen and support tree growth to minimize and mitigate loss of privacy for adjacent properties. Impacts on adjacent properties, such as overlook and light penetration, would be mitigated through a combination of yard depth, appropriate space for landscape screening, and photometric analysis/mitigation at the site plan approval stage. The two-storey townhouses proposed at the rear of the site are designed at a building height consistent to that of the neighbouring single detached dwellings to the south.
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 a future Site Plan Approval stage, that maintains, to the best extent possible, existing vegetation and introduces additional shrubs as needed to screen the overall development from adjacent properties and the streetscape, such as enhanced landscaping along the frontage.
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 provided no comments, which is taken to be that Staff are satisfied that driveway location and design can be addressed at the Site Plan Approval stage.
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	Most of the units would be away from the street, buffered either by the retained heritage designated single detached dwelling or vegetation. At the Site Plan Approval stage, additional attention should be paid to the design of units closer to the street, in accordance with comments provided by Urban Design staff. A minimum separation distance from the single detached dwelling of 5.0 metres also ensures heritage sensitivity to the character.
The potential impact of the development on surrounding natural features and heritage resources	The subject lands are identified as having archaeological potential on the City's Archaeological Mapping. Based on the findings from the Stage 1-2 Archaeological Assessment, no archaeological resources were identified on the lands and all archaeological conditions can be considered satisfied for this application.
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 <i>1989 Official Plan</i> and The London Plan. The majority of requirements of the Site Plan Control By-law have been considered through the design of the site, including provision of amenity space, drive aisle and driveway widths, sidewalk widths, and parking. The applicant is to identify areas for garbage storage and show parking setbacks and landscape islands through 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	Enhanced, robust tree planting and landscaping in combination with privacy fencing and building massing treatments are expected to mitigate minor adverse impacts on the surrounding land uses. Further mitigation measures will be considered at the time of Site Plan Approval, such as more plantings along property lines and architectural treatments. As well, the developer will be required to provide a lot grading plan for stormwater flows and major overland flows on site demonstrating that all stormwater flows will be self-contained on site, in accordance with City standards.
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.

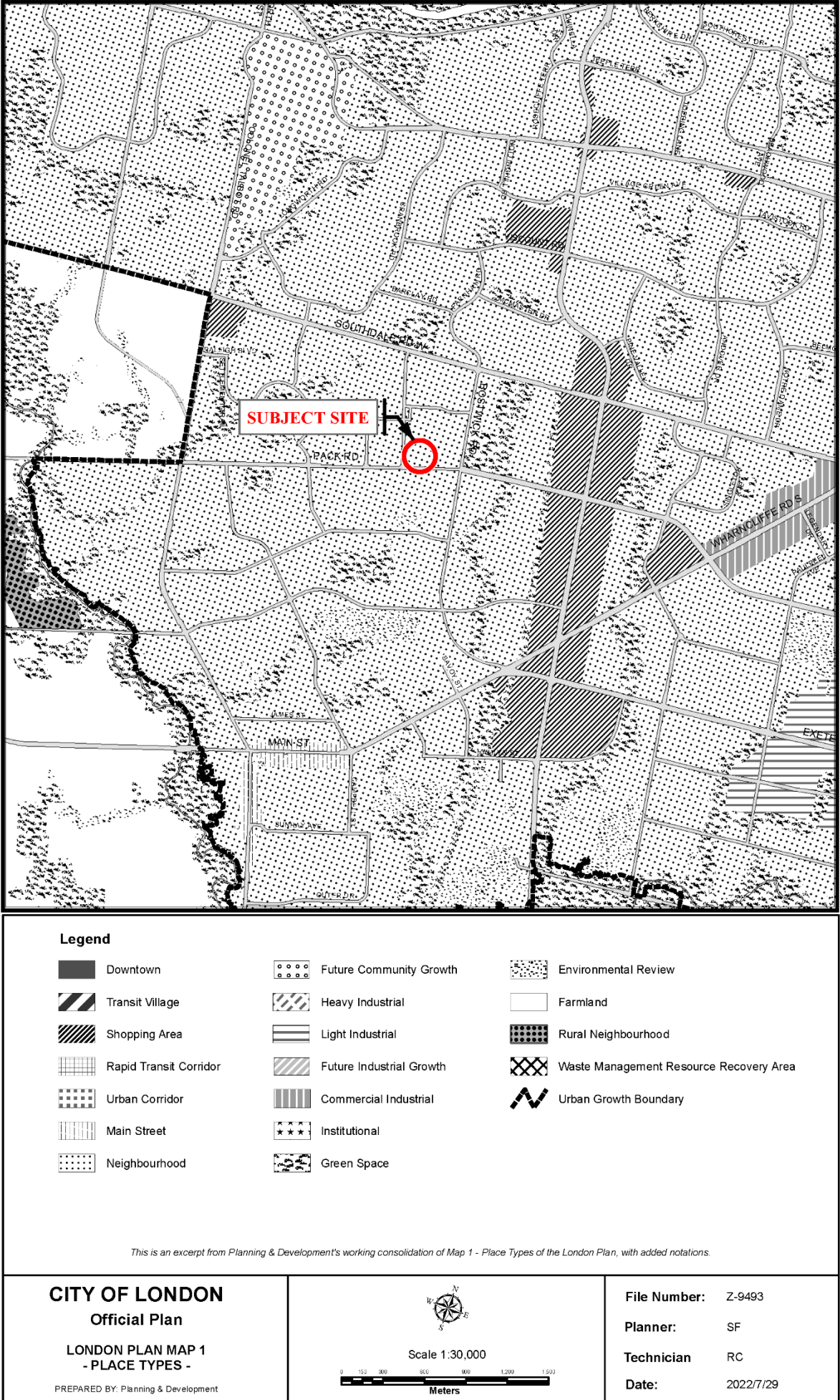
1577_ Evaluation Criteria for Planning and Development Applications	
Criteria – General Policy Conformity	Response
Consistency with the Provincial Policy Statement and in accordance with all applicable legislation	The proposal is consistent with the <i>Provincial Policy Statement, 2020</i> as it provides 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, cultural heritage, or archaeological resources requiring additional consideration beyond what has been provided through the zoning recommendation and ensuing Site Plan Approval stage. There are no hazards to be considered, natural or otherwise.
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 buildings can be appropriately integrated into the community through the application of the relevant City Design policies at the Site Plan Approval stage. A minimum separation distance from the single detached dwelling of 5.0 metres also ensures heritage sensitivity to the character.
Conformity with the policies of the place type in which they are located	The townhouse proposal provides for a use and intensity of development contemplated within the Neighbourhoods Place Type on a Civic Boulevard.

	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.
Criteria on Adjacent Lands	Response
Traffic and access management	Further consideration of traffic controls related to the driveway 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 City's parking standards are unaffected. Any minor variance for parking would require review through the Committee of Adjustment. It is not anticipated that overflow parking will be required on local streets. Parking is screened by landscaping and buildings.
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 the Site Plan Approval stage. It is a Site Plan Control 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	There is a board-on-board fence that surrounds the site and several existing boundary trees located along the east property line are to be retained to screen the proposed townhouses from the east abutting townhouse development. Additional mitigation measures will be considered at the time of Site Plan Approval, such as additional plantings. A minimum separation distance from the single detached dwelling of 5.0 metres also ensures heritage sensitivity to the character.
Shadowing	Minor shadowing may impact adjacent and nearby properties in the early morning or late afternoon, depending on the season.
Visual Impact	Landscaping, articulated building design, and architectural details and materials are to be implemented at the Site Plan Approval stage. In consideration of the Urban Design Peer Review Panel, the front building has been setback further than the initial request as to not overwhelm the heritage character of the existing single detached dwelling. The rear buildings would be largely screened by a combination of the front buildings and landscaping, with parking especially concealed behind structures.

Loss of Views	There are no view corridors to significant features or landmarks to be affected by the proposed development.
Trees and canopy cover	The proposed development will result in the loss of some trees and canopy cover in order to achieve more compact forms of development within the built-up part of the City. At the Site Plan Approval 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 Lincoln Environmental Consulting Corp., no archaeological resources were identified on the lands and all archaeological conditions can be considered satisfied for this application. A minimum separation distance from the single detached dwelling of 5.0 metres also ensures heritage sensitivity to the character.
Natural heritage resources and features	Not applicable.
Natural resources	Not applicable.
Other relevant matters related to use and built for	Not applicable.

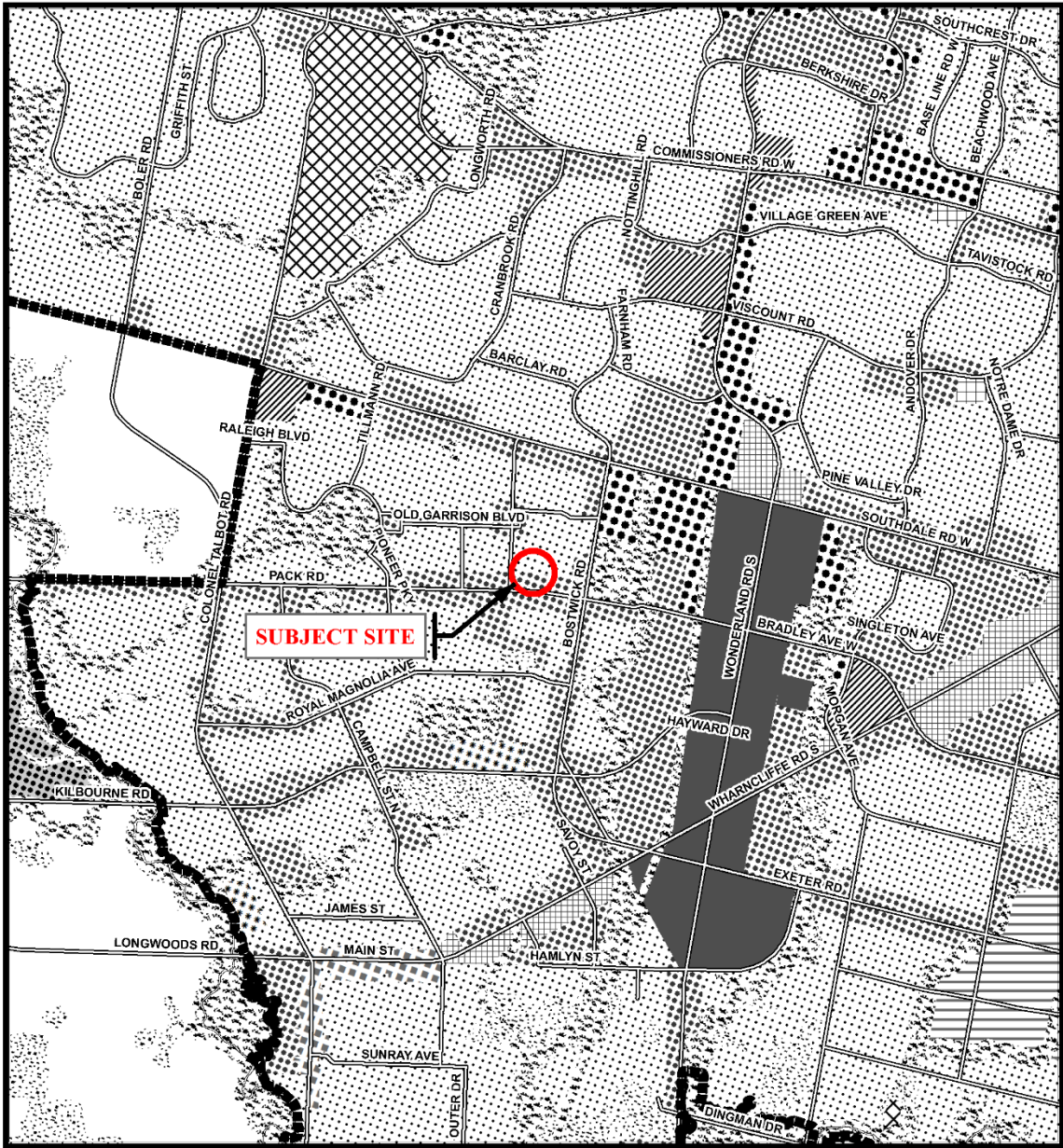
Appendix D – Relevant Background

The London Plan – Map 1 – Place Types



Project Location: E:\Planning\Projects\p_officialplan\workconsol\00\excerpts_LondonPlan\mxds\OZ-9493-Map1-PlaceTypes.mxd

1989 Official Plan – Schedule A – Land Use



Legend

Downtown

Wonderland Road Community Enterprise Corridor

Enclosed Regional Commercial Node

New Format Regional Commercial Node

Community Commercial Node

Neighbourhood Commercial Node

Main Street Commercial Corridor

Auto-Oriented Commercial Corridor

Multi-Family, High Density Residential

Multi-Family, Medium Density Residential

Low Density Residential

Office Area

Office/Residential

Regional Facility

Community Facility

Open Space

Urban Reserve - Community Growth

Urban Reserve - Industrial Growth

Office Business Park

General Industrial

Light Industrial

Commercial Industrial

Transitional Industrial

Rural Settlement

Environmental Review

Agriculture

Urban Growth Boundary

CITY OF LONDON

Planning Services / Development Services

OFFICIAL PLAN SCHEDULE A - LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

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Meters

FILE NUMBER: Z-9493

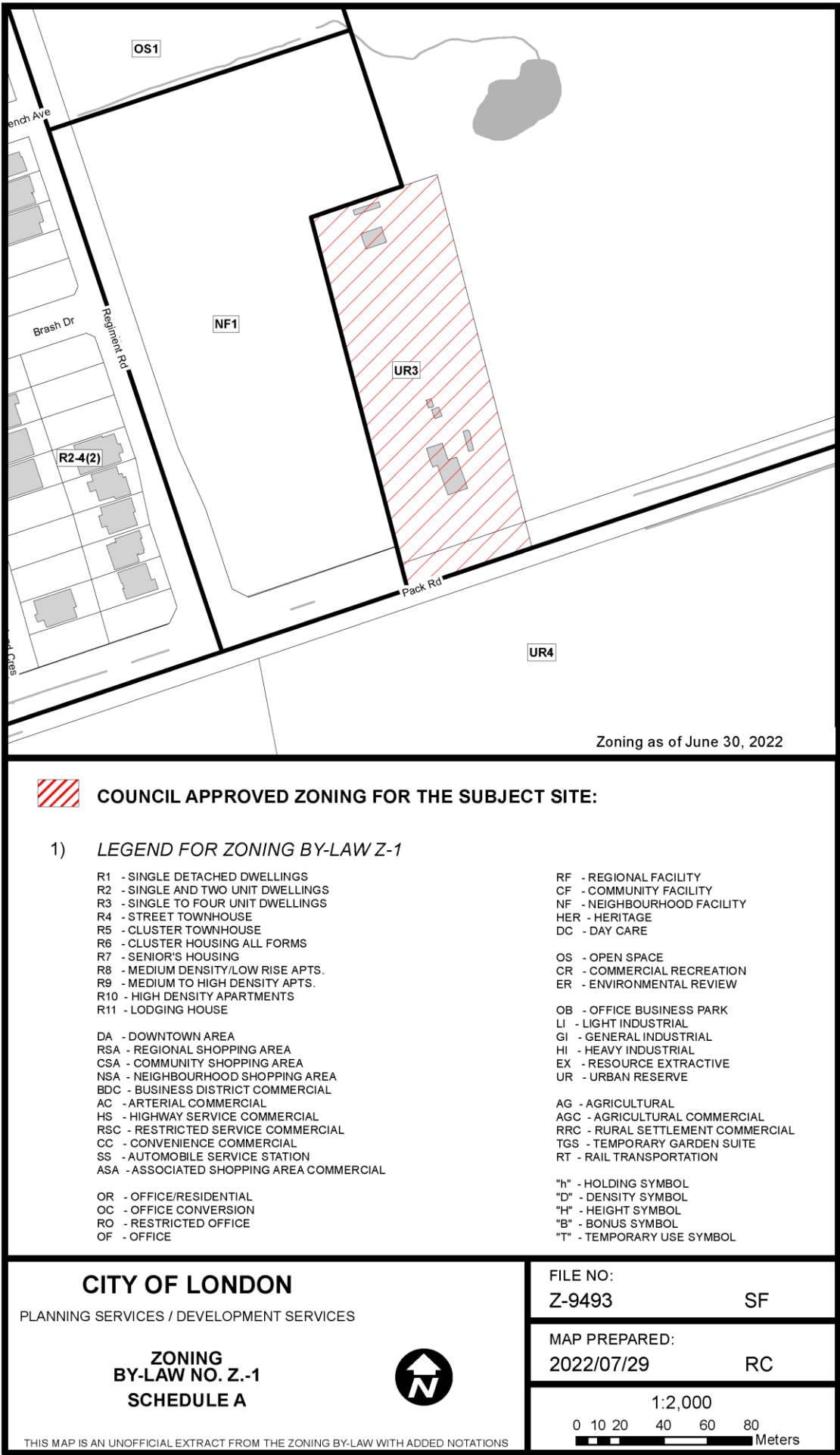
PLANNER: SF

TECHNICIAN: RC

DATE: 2022/07/29

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

Zoning By-law No. Z.-1 – Zoning excerpt



Appendix E – Applicant’s Reply to UDPRP Comments

As per the Memo provided in conjunction with this letter, the Urban Design Peer Review Panel has the following comments regarding the above-referenced application. In the Applicant Response section of the text boxes provided on the following page(s), please provide a detailed response that explains how the Panel comments have been addressed.

- **Comment:** While the Panel generally supports the increased density and proposed land use for the site, the Panel strongly recommends the applicant revisit the Panel at the Site Plan stage for further design review and comments.

Applicant Response: The proposed land use, density and built form has been informed by our understanding of the applicable Southwest Area Secondary Plan policy framework and the context of the site and surrounding area. The project team appreciates the Panel’s perspective and concurrence that the application is meeting the planned intent for the area!

- **Comment:** The Panel commends the applicant for the retention and integration of the existing 20th Century farmhouse on the site, however, recommends that land immediately adjacent to the East and West of the heritage house be preserved and free of any new structures. The Panel can support additional density at the rear of the site to achieve this.

Applicant Response: The team agrees that the retention of the existing 20th Century Farmhouse is a significant and noteworthy feature of the planned development. This was a fundamental principle in our overall design approach. Significant supplementary design features have been incorporated into the proposed ZBA and concept plan to further respect and provide prominence to the heritage feature. Such design measures include:

- No built form has been provided to the east of the farmhouse to allow for continued visual prominence and sightlines to the wraparound porch which is an identified heritage attribute as per the Stantec HIA;
- The back-to-back townhouse building has been setback substantially from the front property line, as close as possible to being in-line with the front face of the heritage dwelling;
- The design of the proposed back-to-back townhouse building is unique to London – it represents a custom design solution which ensures no parking is proposed between the building face and Pack Road and principal unit entrances will face directly to Pack Road.

It should be noted that multiple design options/configurations were explored for the site but the proposed design best balances the various opportunities and constraints of the site while respecting the goals of the Southwest Area Secondary Plan.

- **Comment:** The Panel recommends that the proposed outdoor amenity area have a stronger correlation to the heritage house with additional measures undertaken to preserve the heritage character of the structure and landscape. To accommodate this, the Panel recommends the current townhomes West of the heritage home be removed in exchange for greater density at the rear of the site. This will allow for the creation of more programmable greenspace on site while being respectful of the placement and context of the heritage structure on site. Moreover, it will allow for the preservation of the existing hedgerow of trees to the West of the heritage house.

Applicant Response: Further details regarding the specific landscaping strategy will be provided through the Site Plan Control process (A Landscape Architect will be retained to prepare a formal Landscape Plan). The intent is that the forecourt would be design in a manner that enhances the heritage dwelling. The placement of the primary common amenity space is strategic, in the sense that it preserves open views to the farmhouse from Pack Road. Additional site layouts have been explored

but the removal of the back-to-back townhouse building results in a significant net loss in new housing opportunities on the site. Significant urban design measures have been incorporated into the conceptual site design to preserve the significance/prominence of the heritage dwelling and the proposed design represents an appropriate balance of key Official Plan objectives regarding the provision of new housing and the retention of key heritage attributes.

- **Comment:** The Panel recommends the applicant revise the programming and extents of the proposed amenity area to incorporate additional greenspace and programmed facilities such as a basketball court, playground, splash pad, skate park and/or other activated site features for future residents.

Applicant Response: Comments from the Panel are noted and will be considered by the project team as we move forward in the design development phase of the project. A Landscape Plan will be prepared and submitted with the Future Site Plan Control application and the team will make best efforts, in conjunction with City Staff, to design the function of the amenity space to cater to the target market/demographic profile of future residents and activate the space.

- **Comment:** The Panel notes that there are setbacks that appear tight, or ‘pinch-points’ that restrict pedestrian circulation. The 2nd row of two-storey townhouses facing South appear to have tight setbacks at both side yards and adjacent to the internal driveway. Relocating density to the rear of the site will help reduce these setbacks and provide continuous sidewalks along all the edges of the internal driveways.

Applicant Response: As a gesture to respect and complement the retained heritage farmhouse, the north-south facing townhouse buildings are oriented on a slight access to be parallel with the front face of the farmhouse and the alignment of Pack Road. This has resulted in some minor pinch-points however these pinch-points do not restrict pedestrian circulation. The extent and alignment of the internal pedestrian walk provides for continuous pedestrian circulation across the Site and meets the City of London’s Site Plan Control By-law and applicable policies of the SWAP and London Plan.

- **Comment:** The Panel recommends that the proposed development should, through consultation with the City of London and landowners of the abutting properties, explore opportunities for pedestrian and street connections between the parks, schools, and future residential neighbourhoods.

Applicant Response: The development of this small site in isolation will not hinder or preclude broader neighborhood connectivity. The project team has analyzed existing plans for development of adjacent lands and made reasonable assumptions about the pattern of development on adjacent unplanned lands (in consultation with adjacent landowners) in terms of neighborhood connectivity. Based on this analysis there is no obvious desire lines for such connections to occur. Further exploration of such opportunities can occur in consultation with the City of London through the Site Plan Control and Draft Plan of Condominium application process.

- **Comment:** The Panel notes that the current design and material palette of the proposed building along Pack Road drowns out the heritage house rather than complements it. Consider using a contrasting masonry colour that emphasizes the heritage house, rather than blending in with it. The Panel also encourages the applicant to find ways to translate the unique architectural features of the heritage house in a contemporary manner rather than pastiche.

Applicant Response: The Project Team is committed to working with the City of London through the Site Plan Control process to provide an appropriate architectural design solution for the front facing B2B Townhouse building. An architect or BCIN designer will be retained, and

the team will seek to further differentiate the material palette in a manner that enhances and complements the retained farmhouse. It should be noted that the Farmhouse has now been designated under Part 4 of the Ontario Heritage Act and that modifications to the structure which affect the heritage attributes will be subject to the Heritage Alteration Permit process.