

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: Royal Premier Homes (c/o Farhad Noory)
634 Commissioners Road West
Public Participation Meeting

Date: January 9, 2023

Recommendation

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application of Royal Premier Homes (c/o Farhad Noory) relating to the property located at 634 Commissioners Road West.

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 24, 2023 to amend Zoning By-law No. Z-1, in conformity with the Official Plan for the City of London, to change the zoning of the subject property **FROM** Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision (R5-7(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan process:
 - i) The façade for the new residential development to the east of the existing single detached dwelling shall have a first-floor grade at least 0.6 metres lower than the existing dwelling first floor grade;
 - ii) At least one step down shall be required within the front façade and/or foundation for the proposed townhouse building west of the existing heritage dwelling;
 - iii) Provide 1.8-metre-tall privacy fencing along property lines adjacent to residential parcels;
 - iv) For landscape strips along a public street, add at least one tree per every 12 metres, or every 15 metres otherwise;
 - v) Retain as many mature trees as possible, especially along Commissioners Road West and along the east and south property lines between the proposed development and the adjacent single detached dwellings;
 - vi) Relocate the parking away from the view terminus into the site and buffer the parking from the amenity space with landscaping and/or low landscape walls.
 - vii) Consider two small parking areas outside of the view terminus to maintain as many mature trees along the south property line as possible.

Executive Summary

Summary of Request

The applicant has requested to rezone the subject site to permit the development of two 3-storey townhouse buildings (containing 10 new dwelling units) and the retention of the existing single-detached heritage dwelling, totalling 11 units, which is equivalent to 24 units per hectare.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to rezone the subject site to a Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings and cluster stacked townhouse dwellings. The proposed amendment would allow for the development of two 3-storey townhouse buildings (containing 10 new dwelling units)

and the retention of the existing single-detached heritage dwelling, totalling 11 units. The following special provisions are required to facilitate the development: a reduced front yard depth of 6.5 metres, a reduced minimum interior yard depth of 1.8 metres (first 30 metres of lot depth) and 3.0 metres (for the remainder of the lot) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms, a rear yard depth of 1.0 metres per 1.0 metres of main building height, but in no case less than 6.0 metres, and a minimum 6.0 metre deep landscape strip along the south lot line (up to 6 parking stalls may encroach into the required landscape strip).

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
2. The recommended zoning conforms to the in-force policies of *The London Plan*, including, but not limited to, the Neighbourhoods Place Type, City Building Policies and Our Tools;
3. The recommended amendment would permit a 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

1.0 Background Information

1.1 Previous Reports Related to this Matter

As a component of a complete zoning application, per *The London Plan* policy 565, a Heritage Impact Assessment was prepared by the applicant’s representative and a cultural heritage evaluation was completed using the criteria of O. Reg 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Section 29 of the *Ontario Heritage Act*.

On October 3rd, 2022, a report was brought to the Planning and Environmental Committee seeking Heritage designation of 634 Commissioners Road West pursuant to Section 29 of the *Ontario Heritage Act*.

A Notice of Intent to Designate was published on November 3, 2022, and the last date for objection is December 3, 2022. No objections were received and Council will pass the By-law to Designate within 120 day of issuing the Notice of Intent to Designate.

1.2 Property Description

The subject site is located on the south side of Commissioners Road North, approximately 475 metres west of Wonderland Road South in the Westmount Planning

District. The site is 0.445 hectares in size with a lot frontage of 88 metres. The site currently contains an existing 1870 Georgian style single-detached dwelling that is listed as a Designated Heritage Property in the City of London mapping. The site has historically been used as a single detached dwelling.



Figure 1: 634 Commissioners Road West, facing south (Google Image, June 2021)

1.3 Current Planning Information

- The London Plan Place Type – Neighbourhoods Place Type fronting a Civic Boulevard (Commissioners Road West)
- Existing Zoning – Residential R1 (R1-9) Zone

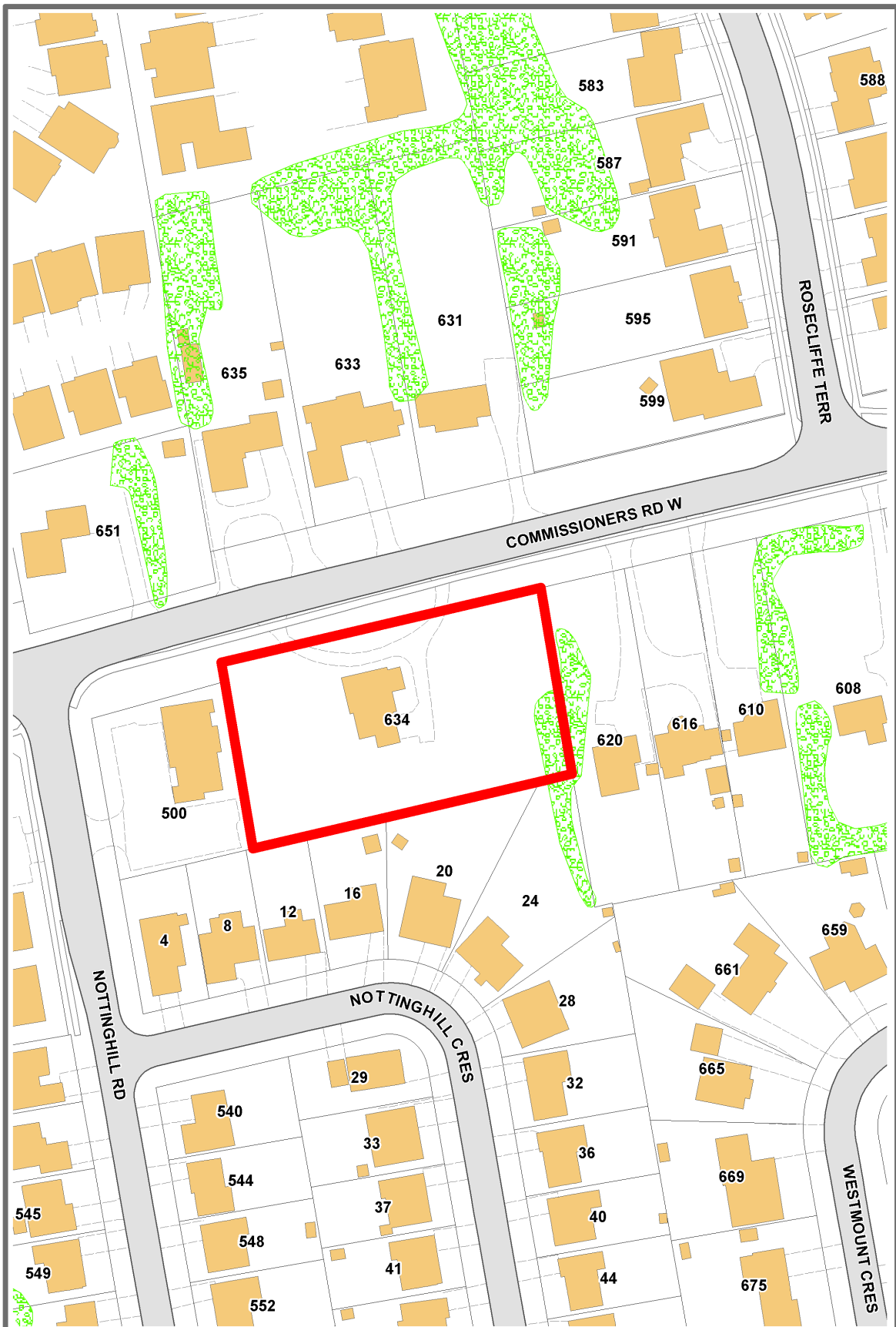
1.4 Site Characteristics

- Current Land Use – Single Detached Dwelling
- Frontage – 88.0 Metres
- Depth – 51.1 Metres
- Area – 0.445 Hectares
- Shape – Rectangular

1.5 Surrounding Land Uses

- North – Low Density Residential, Single Detached Dwellings
- East – Low Density Residential/ Single Detached Dwellings
- South – Low Density Residential/ Single Detached Dwellings
- West – Low Rise Commercial/ 2-Storey Office Building and Medium Density Residential/ 2-Story Condo Buildings

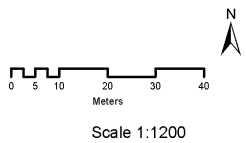
1.6 Location Map



LOCATION MAP

Address: 634 Commissioners Road West
 File Number: Z-9541
 Planner: Olga Alchits
 Date: 2022/10/21

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



Legend

- Buildings
- Assessment Parcels
- Submitted Under Review Subdivisions
- Driveways/Parking Lots

1.7 Intensification

The total of 11 residential units represent intensification within the Built-Area Boundary.

2.0 Discussion and Considerations

2.1 Development Proposal

On August 22, 2022, the City of London accepted a complete application that proposed the development of two new townhouse buildings in total, containing 10 dwelling units and the retention of the existing 1870 Georgian-style heritage dwelling for a total of 11 units (24uph).

The development proposal identified two, four-storey townhouse buildings, each located to the west and east of the existing heritage dwelling. The first townhouse building to the west contains 3-units, while the building to the east contains 7-units. Vehicular access to the site is proposed to be provided by a single right-in, right-out driveway from Commissioners Road West. Further, the required vehicular parking for the new townhomes is to be provided through a combination of rear-facing integrated garages and driveways for a total of two (2) parking spaces provided for each unit and, additionally 6 surface parking stalls located at the rear of the site. Common outdoor amenity area is proposed at the southwest corner of the property with landscaping along the front, west and east property lines. Private amenity space is located at the rear of each townhouse unit and the heritage dwelling.

Upon review of the proposed development, Staff and the Urban Design Peer Review Panel had concerns regarding the height proposed and its impacts on the existing heritage building. As a result of these concerns and additional discussions with the applicant, revisions to the concept plan were made to ensure that the heritage dwelling remains the prominent feature on site. The applicant reduced the maximum height of the development to be 3 storeys in order to provide more prominence to the heritage dwelling. No new site concept plan was submitted as all elements remain unchanged, aside from the height of the proposed dwellings. The site concept plan (at 4-storeys) is shown in Figure 2, and a series of building renderings are shown in Figure 3 through 6.

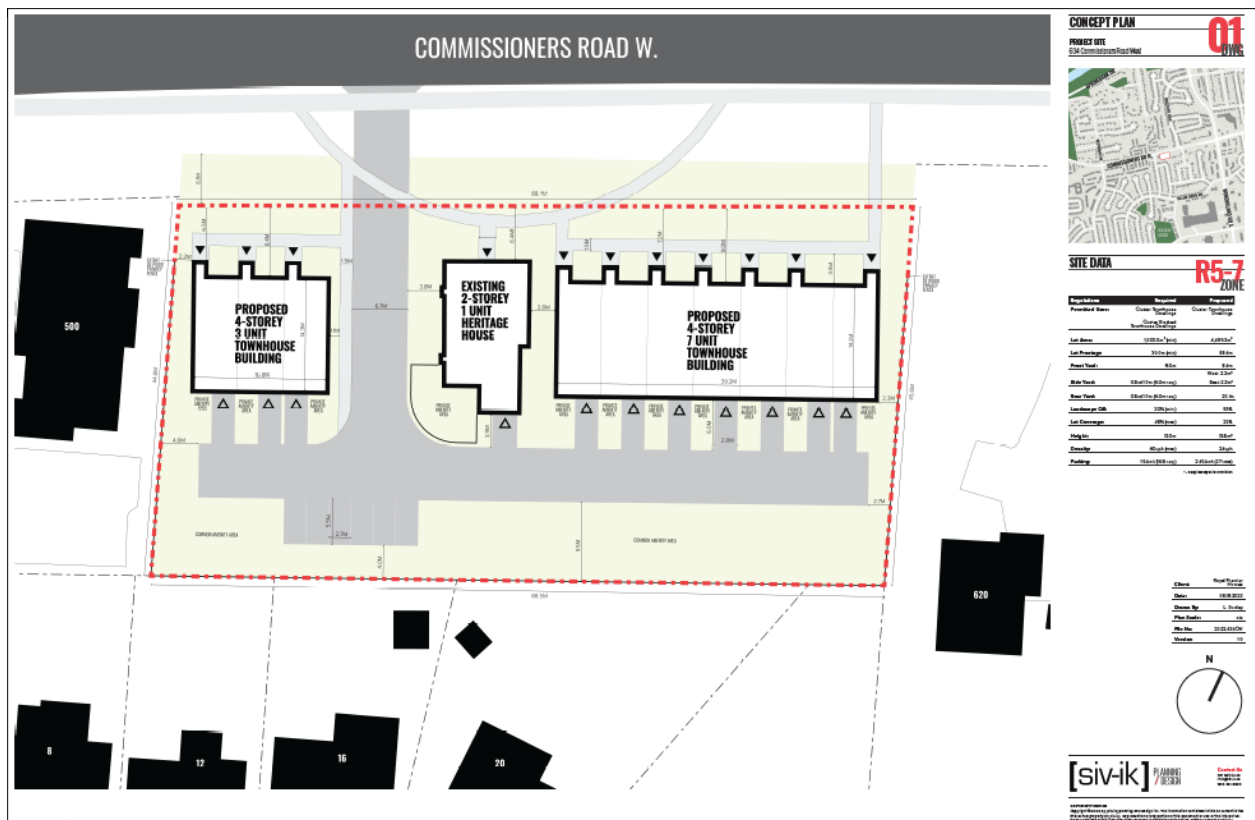


Figure 2: Site Concept

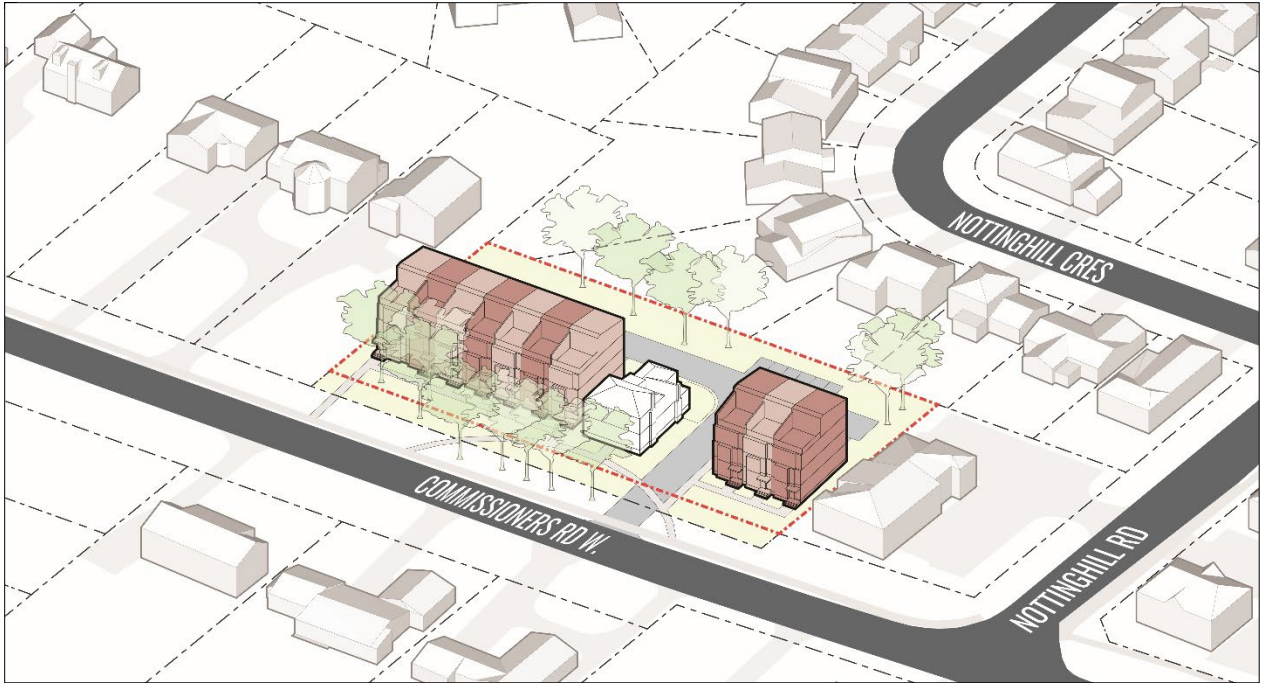


Figure 3: Rendering; view from Commissioners Road West facing south

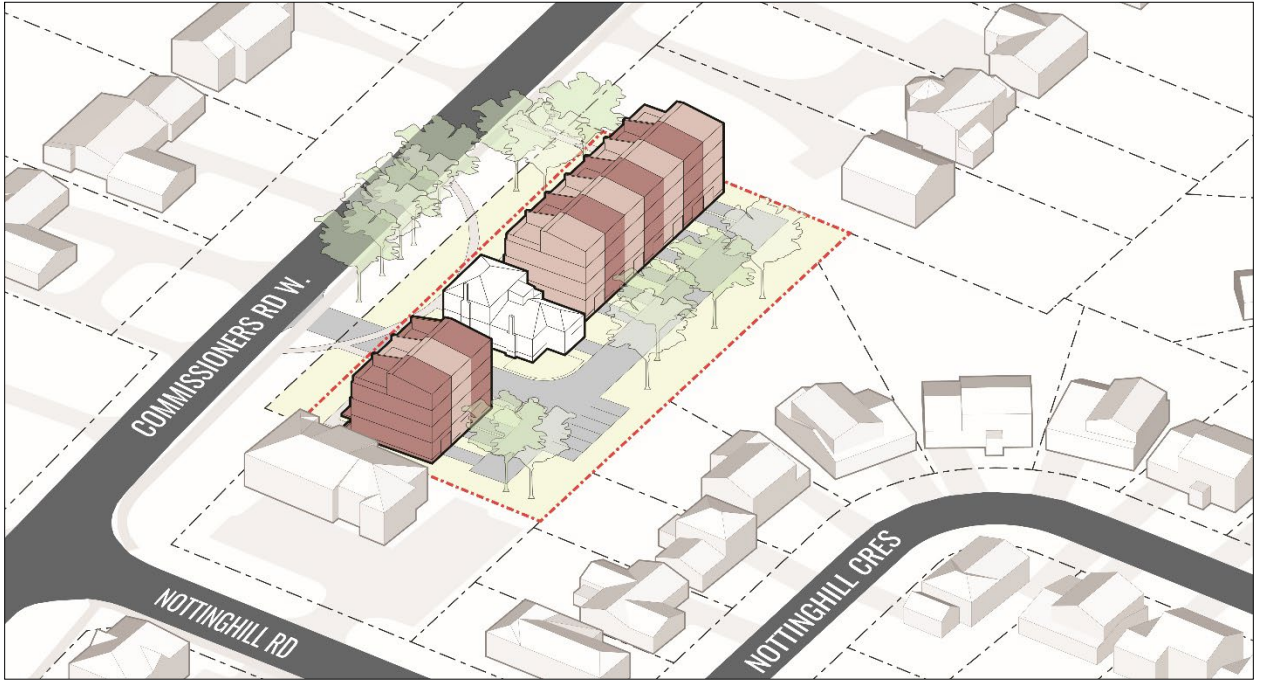


Figure 4: Rendering; Rear View of Subject Site



Figure 5: Rendering; Southeast View

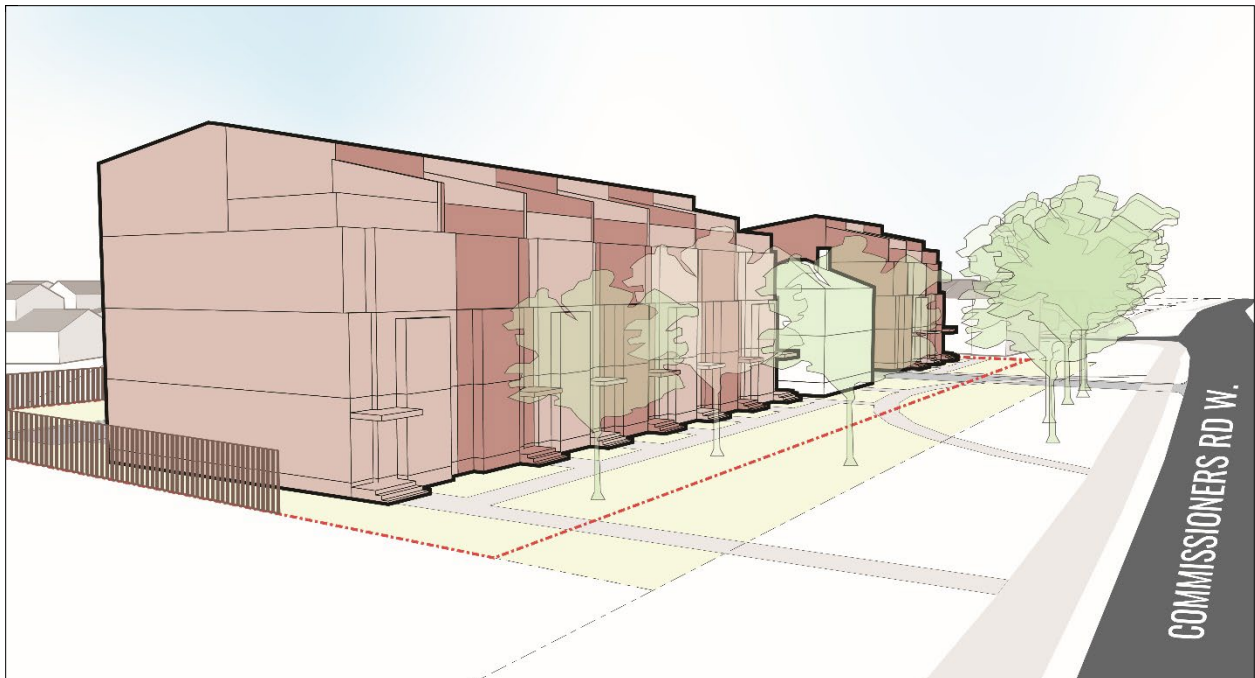


Figure 6: Rendering; Southwest View

2.2 Requested Amendment

The applicant is requesting a Residential R5 Special Provision (R5-7(_)) Zone, which permits cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum density of 60 units per hectare. Special provisions are being requested for:

- A reduced front yard depth of 6.5 metres.
- A reduced minimum interior yard depth of 1.8 metres (first 30 metres of lot depth) and 3.0 metres (for the remainder of the lot) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms.
- Rear yard depth of 1.0 metres per 1.0 metres of main building height, but in no case less than 6.0 metres.
- A minimum 6.0-metre-deep landscape strip along the south lot line (up to 6 surface parking stalls may encroach into the required landscape strip).

2.3 Community Engagement (see more detail in Appendix B)

Members of the public were given an opportunity to provide comments on this application in response to the notice of application given on August 31, 2022. 5 emails were received from 7 members of the public:

The public's concerns generally included:

- Increased Intensity
- Increased traffic, noise
- Height, compatibility of neighbourhood, view obstruction
- Removal of mature trees/loss of green space
- Storm water management

It should be noted that the applicant held two community meetings with the public on May 25, 2022 and September 21, 2022.

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 encourages areas inside the urban growth boundary to be the main focus of growth and development, including opportunities for intensification and redevelopment (1.1.3). Appropriate land use patterns within urban growth boundaries are established by providing appropriate density and mix of land uses that efficiently use land and resources along with surrounding infrastructure, public service facilities and are also transit supportive (1.2.3.2).

The PPS also identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved and that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (2.6.1, 2.6.3).

Municipalities are required to identify and promote opportunities for intensification and redevelopment, taking into consideration an area's existing building stock (s. 1.1.3.3), accommodating a significant supply and range of housing options, including various housing types, densities, and a variety of affordable and market-based housing arrangements (s. 1.1.3.3), promoting development standards which facilitate intensification, redevelopment and compact form (s. 1.1.3.4). The Provincial Policy Statement also directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents of the regional market area (1.4.1).

The London Plan

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 additionally provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features. (Key Direction #7, Direction 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 fronting on a Civic Boulevard (Commissioners Road West) as identified on Map 1 – Place Types and Map 3 – Street Classifications. The permitted uses within the Neighbourhoods Place Type at this location include a range of low and medium density dwelling types, including fourplexes, stacked townhouses and low rise apartments. (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). The minimum permitted height is 2 storeys with an upper

maximum permitted height of 6 storeys. (Table 11 – Range of Permitted Heights in Neighbourhoods Place Type).

The London Plan height framework promotes intensification along higher order streets. The range of uses that may be permitted on a property, and the intensity of development that may be allowed, will be related to the classification of street onto which the property has frontage (Policy 919_2). Specifically, properties fronting onto major streets may allow for a broadened range of uses and more intense form of development than those fronting onto minor streets.

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 (PPS)

Provincial Policy Statement, 2020

The Provincial Policy Statement 2020 provides policy direction on matters of provincial interest related to land use and development. The 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 (1.1.1b)). 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 (1.1.1e)).

The PPS directs settlement areas 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; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation and are transit-supportive, where transit is planned, exists or may be developed (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).

The PPS also identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved and that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (2.6.1, 2.6.3).

Consistent with the PPS, the recommended development, and retention of the heritage dwelling, will contribute to the existing range and mix of housing types in this area, which is comprised of primarily single-family homes, with duplexes, town homes, and apartment buildings also located in the community. Further, this development will provide choice and diversity in housing options for both current and future residents. The recommended amendment facilitates the development of an underutilized site within a settlement area and the increased intensity on the site will make use of existing transit services, nearby recreational opportunities, institutional uses, shopping and entertainment service uses. In particular, the site is located 400 metres north of Westmount Mall, providing for a variety of commercial services and a hub for public transit services.

In conformity with the PPS, the existing dwelling which has been identified as a significant built heritage resource, will be fully retained and the layout and design of the

development has been evaluated and demonstrated that the heritage attributes will be conserved.

As such, the proposed Zoning By-Law amendment to permit the development of the proposed townhouses is consistent with the 2020 Provincial Policy Statement.

4.2 Issue and Consideration #2: Use

The subject site is in the Neighbourhoods Place Type of the London Plan fronting on a Civic Boulevard. 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 of unit types and should avoid the broad segregation of different housing types, intensities and forms.

The proposed townhouse development will contribute to the existing range and mix of housing types in the area, which primarily consists of one and two storey single detached dwellings. Existing higher intensity semi-detached and townhouse developments are located along Commissioners Road west of Nottinghill Road, and townhouses and apartment buildings are located to the east fronting Wonderland Road. The proposed development will provide choice and diversity in housing options for both current and future residents and provide additional opportunities for residents to remain in their neighbourhood as they age. Further, the townhouse development on the subject site is a permitted use and in conformity of the London Plan policies within the Neighbourhoods Place Type for this area. Within this context, 3-storey townhouse buildings along a Civic Boulevard in this neighbourhood would not be out of place.

The analysis of intensity, form and planning impact analysis will be further discussed below to demonstrate the proposed townhouse buildings can be developed on the subject site in a way that is appropriate for the site and adjacent neighbourhood.

4.3 Issue and Consideration #3: Intensity

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 and directs that intensification may occur in all Place Types that allow for residential uses (84_). Further, 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 4 storeys, with an upper maximum of up to 6 storeys is contemplated in the Neighbourhood Place Type where a property has frontage on a Civic Boulevard (Table 11-Range of Permitted Heights in the Neighbourhoods Place Type). The intensity of development must be appropriate for the size of the lot (953_3).

The subject site has frontage on a Civic Boulevard (Commissioners Road West), which is a higher-order street to which higher-intensity uses are directed. The townhouse buildings are to be a maximum of 3-storeys in height (12m), which is in keeping with the height limits of The London Plan. Further, the site is located within walking distance (approximately 8-minute walk) of a broad range of commercial uses at the intersection of Commissioners Road West and Wonderland Road South, as well as Westmount Mall which contains, a movie theatre, restaurants, a grocery store and several other services. Access to several bus routes is located within a 400-metre walking distance of the site, allowing residents to travel to surrounding commercial uses, recreational facilities and services on Southdale Road, Commissioners Road East, Wonderland Road, and in the Downtown. Active and passive recreation opportunities, and Catholic and Elementary School facilities are available within an 800-metre walking distance. As the site is currently developed with one single detached dwelling, the proposed

development represents an appropriate form of intensification through infill redevelopment. The subject site is located in an area where The London Plan directs and supports intensification and redevelopment. As such, staff are satisfied the proposed intensity and scale of development is in conformity of The London Plan.

4.4 Issue and Consideration #4: Form

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_). The London Plan accommodates opportunities for infill and intensification of various types and forms (59_ 4). To manage outward growth, The London Plan encourages supporting infill and intensification in meaningful ways (59_ 8).

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 site layout, 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 (953_ 2.a. to f.). City Design policies further direct principal building entrances along the public right-of-way (291_), the inclusion of outdoor amenity spaces (295_), and reduction in parking in areas with transit (271_). The Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (1578_).

Consistent with the London Plan, 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 redevelopment and intensification of the site for townhouses would contribute to achieving a more compact form of growth and development than the single detached dwelling that currently occupies the site.

The massing of the new buildings will be sensitive to neighbouring lower-scale uses, which is primarily 1 to 2-storey single-detached dwellings to the north, east and south and a 2-storey office building abutting the development to the west. Appropriate setbacks are being recommended through the proposed zoning regulations to ensure the development fits within its surrounding context and that it will provide a 45-degree angular plane measured from the south property line to help reduce any impacts on the abutting lands. The proposed side yard setbacks are structured to vary based on building orientation to accommodate appropriate facing distances based on the orientation. As such the massing of the proposed buildings is consistent with urban design goals, providing buildings heights that transition appropriately with nearby properties. The townhouse buildings and the existing dwelling have been oriented so that the primary building frontage faces towards Commissioners Road West with principal unit entrances and walkways directly to the city sidewalk. This will animate the civic boulevard providing for an interactive, safe and inviting realm along Commissioners Road West.

Adequate parking is provided for the proposed development as required by the Zoning By-law and Site Plan Control By-law at 2.54 parking spots per unit. Vehicular parking for the townhouses is provided through a combination of rear-facing integrated garages and driveways. The conceptual site design also includes 6 surface parking stalls for visitors. All parking is located in the rear providing for adequate space to implement appropriate screening of the parking from the street. This will include trees and fencing that would provide privacy.

Common amenity areas are located in the rear of the subject site as well as landscaping located along the frontage and east and west edges of the property. Further, the recommended special provisions seek to secure an enhanced landscape strip along the south property boundary. Additionally, the site possesses a unique collection of mature trees, along the frontage and rear of the property lines. The submitted Tree Assessment Report indicated that the applicant intends on persevering 10 of the existing trees as

well as the existing hedges, while new tree plantings will be contemplated through a future landscape plan at the site plan approval stage.

An important feature of this development is the retention of the existing 1870 Georgian Style Heritage dwelling. The concept plan seeks to retain the original building and ensure that the proposed new built form does not alter or overwhelm the heritage attributes of the existing structure from the street. A deeper analysis of the existing heritage dwelling is provided below in section 4.5 of this report.

4.5 Issues and Consideration #5: Heritage

As a component of a complete zoning application, a Heritage Impact Assessment was required. Through the assessment it was determined that the existing dwelling on the subject site is a listed property on the City's Register of *Cultural Heritage Resources* and merits designation pursuant to Section 29 of the *Ontario Heritage Act*. Currently, the property on the subject site has attained Heritage designation pursuant to Section 29 of the *Ontario Heritage Act*. Through the application review process, Urban Design and Heritage staff, and The Urban Design Review Panel expressed concerns regarding the size of the proposed townhouse buildings specifically as to how they related to the existing heritage dwelling. Staff and the panel advised the buildings to be sympathetic to and not visually overwhelm the heritage building by reducing the height to 2-3 storeys maximum as well as ensure the townhouse blocks are in keeping with the character and style of the existing heritage building, including a similar or complimentary form and materials. As a result of these comments and additional discussions, the applicant has agreed to limit the townhouses to a maximum height of 3-storeys (12 metres).

The following concerns have been identified for Direction to the Site Plan Approval Authority; the façade for the new residential development abutting to the east of the existing single detached dwelling shall have a first floor grade at least 0.6 metres lower than the existing dwelling's first floor grade and at least one step down shall be required within the front façade and/or foundation for the proposed townhouse west of the existing heritage dwelling. Staff are satisfied that the heritage related matters have been addressed.

4.6 Issues and Consideration #6: Zoning

The townhouse buildings require special provisions to facilitate the development. The following is an analysis of the request and staff's response:

- *A minimum front and yard depth of 6.5 metres* - The reduced front yard depth reflects current urban design standards in The London Plan, which encourages buildings to be positioned with minimal setbacks to public rights-of way to create a street wall/edge that provides a sense of enclosure within the public realm (259_). The reduced front yard setback is appropriate for the site as it helps to activate the streetscape. Additionally, the retained heritage dwelling is setback approximately 6.5 metres from the road allowance along Commissioners Road W. In order to preserve the contextual relevance of the heritage dwelling along the streetscape, the front yard setback special provision has been structured to ensure that the front face of any new building on the site does not project past the front face of the heritage dwelling. Staff has no concerns with this proposed setback.
- *A reduced minimum interior yard depth of 1.8 metres (first 30 metres of lot depth) and 3.0 metres (for the remainder of the lot) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms.* – A special provision is needed to allow street-oriented buildings closer to the lot lines at the front of the property with normal setbacks to the rear. The 1.8 metre separation still allows trees to be planted. A minimum of 1.5 metres is generally needed to plant a tree. A privacy fence is also to be built along the property line. Staff have no concerns with the proposed reduced setback.

- *Rear yard depth of 1.0 metres per 1.0 metres of main building height, but in no case less than 6.0 metres.* – The rear yard setback is important because of the proximity of single-family homes to the rear. If the new townhouse buildings are built to the maximum allowable height of 12 metres, a 12-metre rear yard would be required. Staff are confident the rear yard depth regulation is sufficient to mitigate privacy concerns and provide for adequate space for full site functions including amenity space and parking.
- *A minimum 6.0-metre-deep landscape strip along the south lot line (up to 6 surface parking stalls may encroach into the required landscape strip).* – The site contains a unique collection of mature trees. As such, the applicant has included a special provision for the rear of the property to provide enhanced opportunities for tree preservation and tree growth. Staff are in support of this special provision, noting that visitor parking (up to 6 parking spaces) may encroach into the landscape strip.

4.7 Issues and Consideration #6: Public Concerns

As noted in the public engagement section of this report, 5 emails were received from 7 members of the public. The public's concerns were related to the following matters:

Increased Intensification

The proposed townhouse development adds a greater number of units to the subject site than what currently exists. The London Plan promotes intensification along higher order streets within the Neighbourhoods Place Type. Specifically, Policy 919_2 and 3 states that the range of uses and intensity permitted will be related to the classification of the street. Properties fronting onto Civic Boulevards (Commissioners Road West) may allow for a broader range of uses and more intense forms of development than those fronting onto neighbourhood streets. Staff are satisfied that the proposed density is appropriate for the site and the site is able to accommodate sufficient parking, amenity space and remain compatible with the surrounding land uses. Adequate infrastructure, community facilities, transportation and services exist to support the proposal. Recognizing that members of the public had concerns with the applicant increasing the units on the site, staff have placed a special provision within the recommended Zoning By-law to cap the density at 25 units per hectare, which is equivalent to 11 units on the subject site.

Increased Traffic, Noise

No significant traffic or transportation impacts are anticipated, as such no Transportation Impact Assessment was required as part of a complete application. Commissioners Road West is classified as a Civic Boulevard with an average daily traffic volume of 13,000 vehicles per day. Residents of the development are within walking distance to several amenities and will have access to transit routes and active transportation infrastructure such as cycling routes and pedestrian sidewalks. Further, the development is not anticipated to produce any significant noise. Noise impacts will be mitigated through spatial separation, landscaping and buffering and board on board privacy fence.

Height, compatibility of neighbourhood, view obstruction

The applicant has responded to concerns regarding height and has reduced the site concept plan to 3 storeys. As such, a special provision within the Zoning By-law has been included to reflect a maximum height of 3 storeys (12 metres). The recommended height is within the allowable limits within The London Plan for properties fronting a Civic Boulevard.

Massing of the new buildings will be sensitive to neighbouring lower scale uses. The applicant has made efforts to ensure that the placement, orientation and design of the

new development on the site responds to surrounding land uses appropriately. The proposed development minimizes privacy impacts and proposed zoning regulations seek to protect access to sunlight/sky views from adjacent properties, particularly on the adjacent rear yards to the south. This will be accomplished by the townhouse buildings fitting within a 45-degree angular plane measured from grade, thereby mitigating potential massing and shadow impacts.

Removal of mature trees/loss of green space

The applicant will continue to work closely with their arborist to save as many mature trees as possible. The applicant has demonstrated the intent to maintain the green buffer along the south property line through the inclusion of an enhanced landscape strip special provision. Further direction to Site Plan Authority has been given to consider the reconfiguration/redistribution of visitor parking to maximize the potential for tree retention.

Storm water management

As part of the site plan application process, the applicant's engineer is required to provide a stormwater management design that complies with the City's Site Plan Control by-law and Design Specifications and Requirements Manual. All sites that come through the site plan process, are required to control, contain, and outlet their stormwater to a safe outlet (i.e. right of way). If the site is experiencing drainage issues in its current state, this will be addressed as part of the site plan application through the engineer's design which may include a combination of catch basins, swales, parking lot surface storage, infiltration galleries etc. Engineering staff are satisfied that the setbacks proposed as part of this application provide for sufficient space to provide for stormwater management

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 and the Neighbourhood Place Type Policies. 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:	Olga Alchits Planner I, Planning Implementation
Reviewed by:	Mike Corby, MCIP, RPP Manager, Planning Implementation
Recommended by:	Britt O'Hagan, 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)
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 634 Commissioners Road West.

WHEREAS Royal Premier Homes (c/o Farhad Noory) has applied to rezone an area of land located at 634 Commissioners Road West, 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 634 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision (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(_) 634 Commissioners Road West

a) Regulations

i) Density (Maximum)

25 units per hectare

ii) Front Yard Depth (Minimum)

6.5 metres (21.3 feet)

iii) Interior Side Yard Depth (First 30 metres of Lot Depth)

1.8 metres (5.9 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (9.8 feet) when the wall of a unit contains windows to habitable rooms.

Interior Side yard Depth (Remainder of the lot)

3.0 metres (9.8 feet)

iv) Rear Yard Depth

1.0 metre per 1.0 metre of main building height, but in no case less than 6.0 metres.

v) Enhanced Landscape Strip

A minimum 6.0 metre deep landscape strip shall be required along the south lot line (up to 6 surface parking stalls may encroach into the required landscape strip).

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.

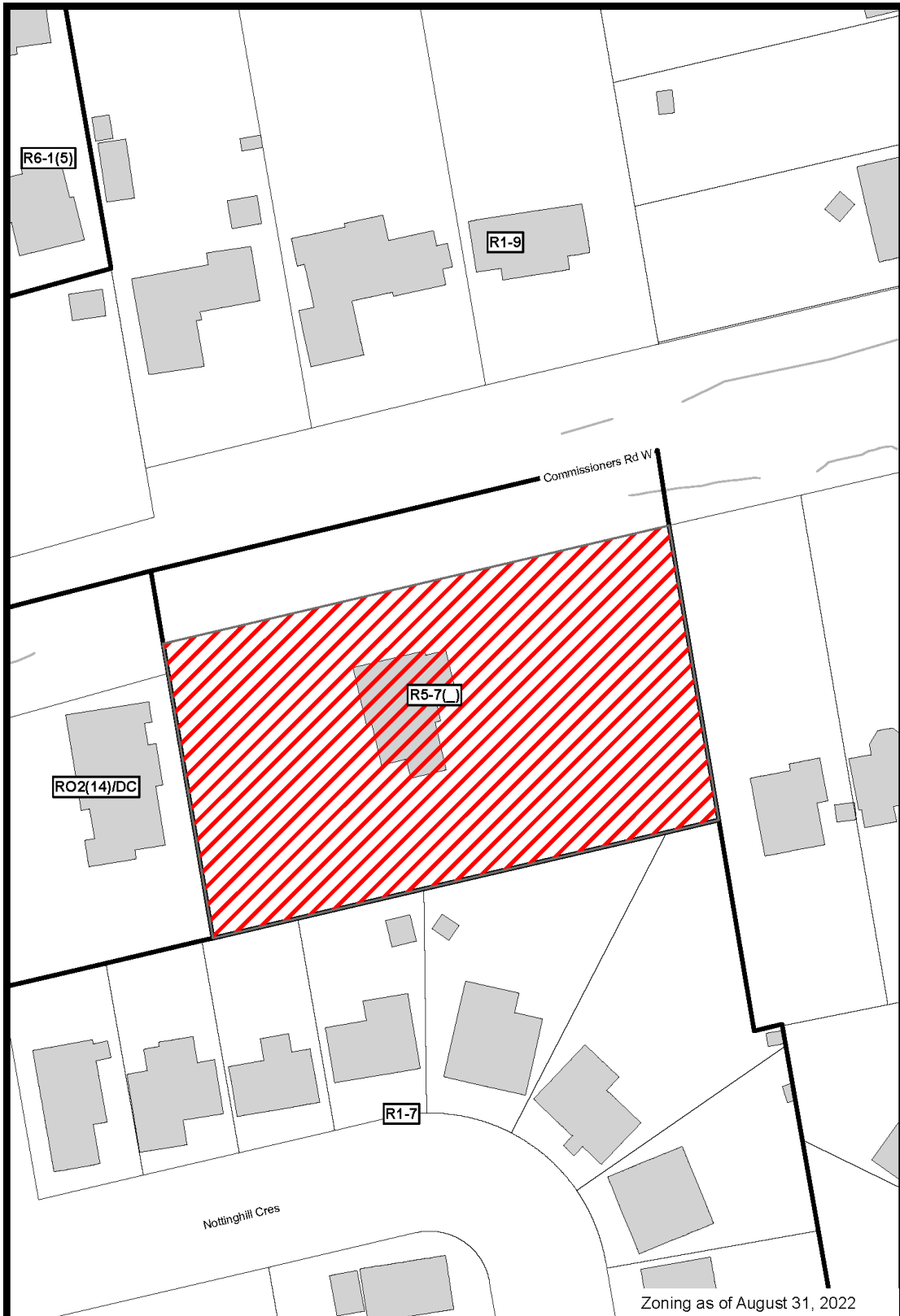
PASSED in Open Council on January 24, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 24, 2023
Second Reading – January 24, 2023
Third Reading – January 24, 2024


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



File Number: Z-9541
Planner: OA
Date Prepared: 2022/10/24
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32
 Meters



Appendix B – Public Engagement

Community Engagement

Notice of Application:

Public liaison: On August 31, 2022, Notice of Application was sent to surrounding property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September, 2022. A “Planning Application” sign was also posted on the site.

Replies from 5 individuals were received

Nature of Liaison:

634 Commissioners Road West – The purpose and effect of this zoning change is to permit two 4-storey townhouses with units and the retention of an existing detached dwellings. Possible change to Zoning By-law Z.-1 **FROM** a Residential (R1-9) Zone **TO** a Residential R5 Special Provision (R5-7()) Zone to permit cluster townhouse dwellings, and cluster stacked townhouse dwellings. The proposed special provisions would permit 6.5m front yard setback whereas 8.0m is required, 1.8m interior setback (first 30m of lot depth) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms and 3.0m interior setback (remainder) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms whereas 0.5 metres per 1.0 metres of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms is required, rear yard setback of 1.0m per 1.0m of main building height but in not less than 6.0m whereas 3.0 metres where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear and/or the interior side yard is required, height of 13.5m whereas 12.0m is required and a minimum 6.0m deep landscape strip shall be required along the south lot line (up to 12 surface parking stalls may encroach into the required landscape strip). The City may also consider additional other special provisions. File Z-9451

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

Concern for:

- Increased Intensity
- Increased traffic, noise
- Height, compatibility of neighbourhood, view obstruction
- Removal of mature trees/loss of green space
- Storm water management

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

Written	Telephone
Mary Melanson	
Alan & June Burrell	
Graham & Fiona Barham	
Wayne Smith	
Kelly Burke	

To Ms. Alchits, I've called you and left a message asking for a call back. Please call. I have concerns over the positioning of the entrance and exit proposed for this development.

Also, I have concerns that the developer will change the design to increase the number of dwellings AFTER getting their density change request approved. The change in density once approved would allow for a much higher number of dwellings than the 11 dwellings currently in the plan.

The number of vehicles trying to turn east or west onto Commissioners coming from our complex at [address], Nottingham and other feeder streets in close proximity is dangerous right now . 11 more dwellings on the 634 property is already going to increase the danger of serious vehicle accidents with their delivery trucks and vehicles trying to turn east or west onto the already fast moving, very busy Commissioners Rd W.

An even higher number of dwellings on this property will make it impossible for vehicles from the feeder streets in tight proximity to one another to get safely onto Commissioners.

I have had experience in a former community in another city where this tactic was tried by a developer - they resubmitted a bigger higher condo design only after getting the density change approved with a design showing a smaller building proposal. They too had a repeated clause in the letter we received *design may change. My former community had to keep on top of it - to persuade the "city" not to approve their "redesign" even though it was within the maximum number of dwellings allowable due to the density change approved by the city.

It was a developer bait and switch tactic that I am concerned may be tried here with the 634 Commissioners Rd W property.

Regards,

Mary Melanson

In regard to the above development, we object to the height of the proposed townhouses. Four floors seems excessive. In the same way as we have objected to the proposed development at 608 Commissioners Road West, we do not believe this type of project suits our mostly one-floor homes residential neighbourhood. We would prefer to see one floor condominiums similar to existing complexes west of this site which would better fit this area.

In at least two places in the London Plan, it states "As directed by the policies of this Plan, intensification will be promoted in appropriate locations and in a way that is sensitive to existing neighbourhoods and represents a good fit." We don't believe this development is a good fit for our neighbourhood. We live in an established neighbourhood that has been here for decades. We don't live in an area that is just beginning to be developed. We have lived here for 26 years and we deserve to continue with quiet enjoyment of our property as do all of our neighbours.

Alan & June Burrell

Good morning Olga,

As requested, here are some of the concerns I have regarding the proposed development at 634 Commissioners Rd West.

1. As this portion of Commissioners Rd West is almost exclusively one or two level detached single family homes or condominiums, this four level development does not fit in with the character of the neighbourhood and is invasive of the privacy of its neighbours.

2. Given that there is a heritage building being preserved on the property, the proposed development around it should complement that structure. The current proposal is not in keeping with the heritage of the property.

3. There are a significant number of mature trees that will have to be removed to facilitate this development which directly contradicts the city efforts to increase our tree canopy to 34%.

4. Given the number of accidents and near misses that we have experienced along this stretch of Commissioners Rd, the increased number of vehicles entering and exiting the property and/or side streets will only add to this problem.

Also, could you please confirm whether or not the proposed buildings will be rental properties or condominiums.

Thank you.

Graham & Fiona Barham

My name is Wayne Smith and I am requesting to continue to be informed about the status of this file (Z-9541 634 Commissioners Road West).

I am an adjacent land owner to that property [address] and I am concerned about the allowable clearance of the proposed new construction to my property line and the proximity to my building and to the existing cedar hedge and trees that are close to or straddle our shared property line.

I am also concerned about the allowable height of the proposed building, which will deprive my current building or any future construction to the eastern-facing horizon which would be totally blocked by what I read is a proposed 4 story building.

To the extent that I may have rights to ask for (and be granted) consideration for changing the proposed building envelope in a way that does not diminish or devalue my property and current premises then I am hereby doing so.

I am also concerned about the surface water run-off from that property and that means are taken to insure that it is dealt with correctly. My property elevation is significantly lower than the surrounding properties and I currently deal with significant run-off during storms and snow melt.

Please let me know if this letter has been received and will reach the City of London planning department and be incorporated into this file (Z-9541).

Regards

Wayne Smith

Good morning Olga,

Thank you for our telephone discussion last week regarding the proposed development at 634 Commissioners Rd. and other proposed development projects on the adjacent properties.

As discussed, I am a home owner at [address] and am very concerned about the density proposed on Commissioners Road for the following reasons:

1. The proposal will result in **too much density**, a significant **loss in green space**, **increase in traffic** on Rosecliffe and Commissioners Rd which is already very busy.
2. I am also very concerned about **noise pollution** which is increasing by the day with increased traffic and vehicles with amplified muffler systems that exceed acceptable noise levels. Density is not good for neighborhoods. The **vehicular traffic** is already making it very **difficult and dangerous to cross Commissioners Rd.** on foot or in a vehicle.
3. With increased density, there is also an **increase in dogs** polluting our environment with increase **barking noise** and **animal waste**.

4. The height of the proposed apartment building on the adjacent property is also a significant concern. The city must consider the **financial impact and loss of enjoyment of outside space** that high rise buildings have on neighboring properties. High rises also **reduce the esthetic value** of the neighborhood, particularly when balconies become storage facilities and too many vehicles parked in overstretched parking lots. These concerns apply equally to high density townhomes.

I also raised these concerns with Councillor Van Meerbergen.

Thank you for considering these issues in your assessment of the proposed development projects in the area. I remain available to discuss this with you further and intend to submit additional input as the process unfolds.

Regards,

Kelly Burke

Departmental and Agency Comments

Urban Design (September 16, 2022)

- Ensure the size of the proposed townhouse buildings are sympathetic to and do not visually overwhelm the heritage building by reducing the height to 2-3 storeys maximum.
 - Ensure the townhouse blocks are in keeping with the character and style of the existing heritage building, including similar or complimentary form and materials.
- Mirror the front facades of the townhouse blocks to create consistency and symmetry between the two buildings.
- Retain as many mature trees as possible, especially along Commissioners Road West and along the east and south property lines between the proposed development and the adjacent single detached dwellings.
- Relocate the parking away from the view terminus into the site and buffer the parking from the amenity space with landscaping and/or low landscape walls. Consider having two smaller parking areas outside of the view terminus in order to maintain as many mature trees along the south property line as possible.
- Confirm whether stacked townhouses are being considered for the site. If stacked townhouses are anticipated, the applicant is to provide a site plan with the proposed stacked townhouses and further urban comments will be provided.
- The applicant is to submit a completed "Urban Design Peer Review Panel Comments – Applicant Response" form that will be forwarded following their UDPRP meeting scheduled for September 2022. This completed form will be required to be submitted as part of a complete application.

Site Plan (September 7, 2022)

General Comments:

1. Draft approval for a Draft Plan of Vacant Land Condominium is required prior to Site Plan Approval.
2. Provide a noise study for noise emissions to surrounding sites.

Comments based on current site plan:

1. Provide elevations from all sides in metric. Provide a consistent height on the elevations and site plan legend (i.e. provide both the absolute peak and midpoint of the roof, as defined per the Z.-1 Zoning By-law). Illustrate the hardscape design and materials on plans. Building design should have regard for surrounding context, especially for elevations visible from a roadway. Avoid materials that readily deteriorate, stain, or fade.
2. Provide a 1.8-metre-tall privacy fencing along property line adjacent to residential parcels. For landscape strips along a public street, add at least one

- tree per every 12 metres, or every 15 metres otherwise (C.P.-1455-541 Table 9.4). Clarify if basement ceiling height is 1.8 metres or more (Z.-1 2).
3. Please state the total Gross Floor Area of each dwelling by including all applicable storeys. Label any proposed decks, porches, or other platforms on the site plan with dimensions to ensure compliance with the Z.-1 Zoning By-law.
 4. Ensure enough space for collection access to recycling and waste. Clarify how snow storage is stored and accommodated on-site. Please illustrate each tree, whether existing or proposed, on the site plan. Show turning movements of emergency vehicles (C.P.-1455-541 6.7).
 5. To further conceal the parking, consider shifting the parking spaces as to not be directly aligned with the street access. Include a 1.5-metre setback from parking area(s) to property lines (C.P.-1455-541 6.2.b). Show all above ground utilities within the road allowance (e.g., hydro poles, hydrants, etc.). Please detail the shape of the access (street entranceway) and its connection to the roadway – ensure that the access corner radii do not encroach into designated road space nor extend beyond the projected property line (i.e. road access design is not to extend in front of a neighbouring parcel) (C.P.-1455-541 5.5.b).
 6. Pedestrian pathways should be graded to alleviate verticality and where applicable, prioritize ramps over staircases or steps (C.P.-1455-541 7.2). Ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist. Make sure to connect any amenity space to the other portions of the site with a pathway.

Parks Planning and Design (September 14, 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.

Ecology (September 16, 2022)

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

Major issues identified

- No 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.

Notes

- None.

Heritage Planning (December 6, 2022)

This memo is to confirm that I have reviewed the following and find the report's (analysis, conclusions, and recommendations) to be sufficient to fulfill the archaeological assessment requirements for (Z-9541):

- Lincoln Environmental Consulting Corp. *Stage 1-2 Archaeological Assessment of 634 Commissioners Road West* [...] Middlesex County, Ontario (PIF P1289-0208-2021), July 2022.

Please be advised that heritage planning staff recognizes the conclusion of the report that states that: “[n]o archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and as such **no further archaeological assessment of the property is recommended.**” (p 2)

An Ontario Ministry of Citizenship and Multiculturalism (MCM) archaeological assessment compliance letter has also been received dated Nov 24, 2022 (MCM Project Information Form Number P1289-0208-2021, MCM File Number 0015948). The compliance letter notes that:

“[i]n keeping with legislative stipulations, all construction, and demolition-related impacts (including, for example, machine travel, material storage and stockpiling, earth moving) must be restricted to the areas that were archaeologically assessed and cleared by the

Ministry of Heritage, Sport, Tourism, and Culture Industries through acceptance of the assessment report into the provincial register.”
Archaeological conditions can be considered satisfied for this application.

Engineering (July 25, 2022)

The Stormwater Engineering Division staff have reviewed the storm servicing strategy for above address and offer the following comments:

1. Currently, there is no fronting Storm sewer outlet for these lands. As per Storm Drainage Area Plan drawing No (16954), The intended storm sewer outlet available for the proposed site is a 525mm diameter storm sewer on Commissioners Rod West.
2. The proposed stormwater management approach of utilizing the side road ditch as an outlet as depicted on proposed sketch as part of Notice of Application (Z-9541) wouldn't be supported at this time. Road ditches required for existing road network surface drainage for un-urban areas. And never meant to accommodate any flows from intensification development.
3. In order to develop the proposed site, the Owner's consulting engineer is to demonstrate a municipal outlet by a way of extending the storm sewer to the intended outlet as per storm drainage area plan.

Based on the SBM Sanitary Servicing Study for 608 Commissioners Road West (95units) which included the proposed development at 584 Commissioners Rd West (26units), with a total tributary area to the 200mm diameter downsized pipe of approximately 14.7ha and a population of 580people. It is noted that the existing developments were left at the original higher per capita of 346L/cap as per the original design sheet, city drawing 10003 with the new developments at 608 Commissioners and 584 Commissioners using the current standards. Including the proposed 10unit + 1 existing heritage dwelling proposal at 634 Commissioners, the total population would be approximately 610people with an area of 14.7ha tributary to the 16.9m run of 200mm diameter sewer at 0.5% connecting to Wonderland Road South resulting in available surplus capacity for the proposed 11 units.

The sanitary sewer is to be extended so that the PDC for the subject lands crosses perpendicular to the large diameter watermain (900mm & 300mm) and connects at 90degrees to the sewer main line with appropriate crossing clearances details. PDC 200mm and larger can be connected directly at a manhole and at 90degrees.

SED is available for further review with future submissions. Engineering is satisfied with the proposal. Holding provisions will be required until suitable storm and sanitary outlets have been constructed.

Urban Design Peer Review Comments and Applicants Responses (October 6, 2022)

Comment:
The Panel recommends the applicant revisit the Urban Design Peer Review Panel at the Site Plan Application stage for further design review and comments.
Applicant Response:
Noted. Once detailed plans have been prepared for the site plan process, the plans will be circulated to the Panel for further review and comment.
Comment:
The Panel notes that it is difficult to analyze the relationship between the heritage building and proposed development in terms of design and materiality. The Panel requests that for future submissions, please include elevations and renderings that describe the architectural expression and proposed materials.
Applicant Response:
Noted. Once detailed plans, elevations, and renderings have been prepared for the site plan process, the plans will be circulated for further review and comment. These materials will illustrate the relationship between the heritage building and the proposed townhouses.

Comment:
The Panel commends the applicant for the effort put forth to recognize, retain and protect the existing mature trees along the South edge of the site, reflected within the proposed zoning by-law. The Panel requests that for future submissions, please indicate the existing trees to be preserved on the site plan.
Applicant Response:
Noted. When preparing detailed landscape and tree preservation plans for the site plan process, we will work closely with our arborist to save as many mature trees as possible. Once prepared, detailed plans will be circulated to the panel for review and comment.
Comment:
The Panel applauds the applicant for proposing a built form type suited to the context of the existing neighbourhood while achieving the intensification goals of the development proposal.
Applicant Response:
Acknowledged, thank you.
Comment:
The Panel recommends utilizing the existing driveway location to the East of the heritage building to limit additional removal of trees and preserve the original heritage landscape.
Applicant Response:
Acknowledged. Through the design process we did explore the possibility of locating the entrance driveway to the east of the heritage house however, it was found that this resulted in the loss of a unit. This is due to the fixed amount of space between the heritage building and the east and west property lines is different. Ultimately, it was decided that the driveway must be located on the west side of the heritage house as this best represents a balanced approach to the design of the site in terms of the number of trees being preserved, the heritage house being retained in situ, and achieving a specific number of units to make this project financially viable.
Comment:
The Panel suggests increasing the setback between the proposed townhouse block to the East and the heritage building to preserve additional existing landscape elements.
Applicant Response:
Acknowledged, and thank you for the recommendation. We will examine the possibility of increasing the setback between the heritage dwellings and the proposed townhouse block to the east. However, as indicated in the response to the previous comment, increasing this setback would ultimately result in the reduction in the number of units that make this project financially viable. As previously mentioned, we believe that this concept demonstrates a successful balance between the preservation of heritage and trees, while providing a built form that is in keeping with the surrounding neighbourhood and represents the best use of the site.

London Hydro (August 31, 2022)

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 – Planning Impact Analysis

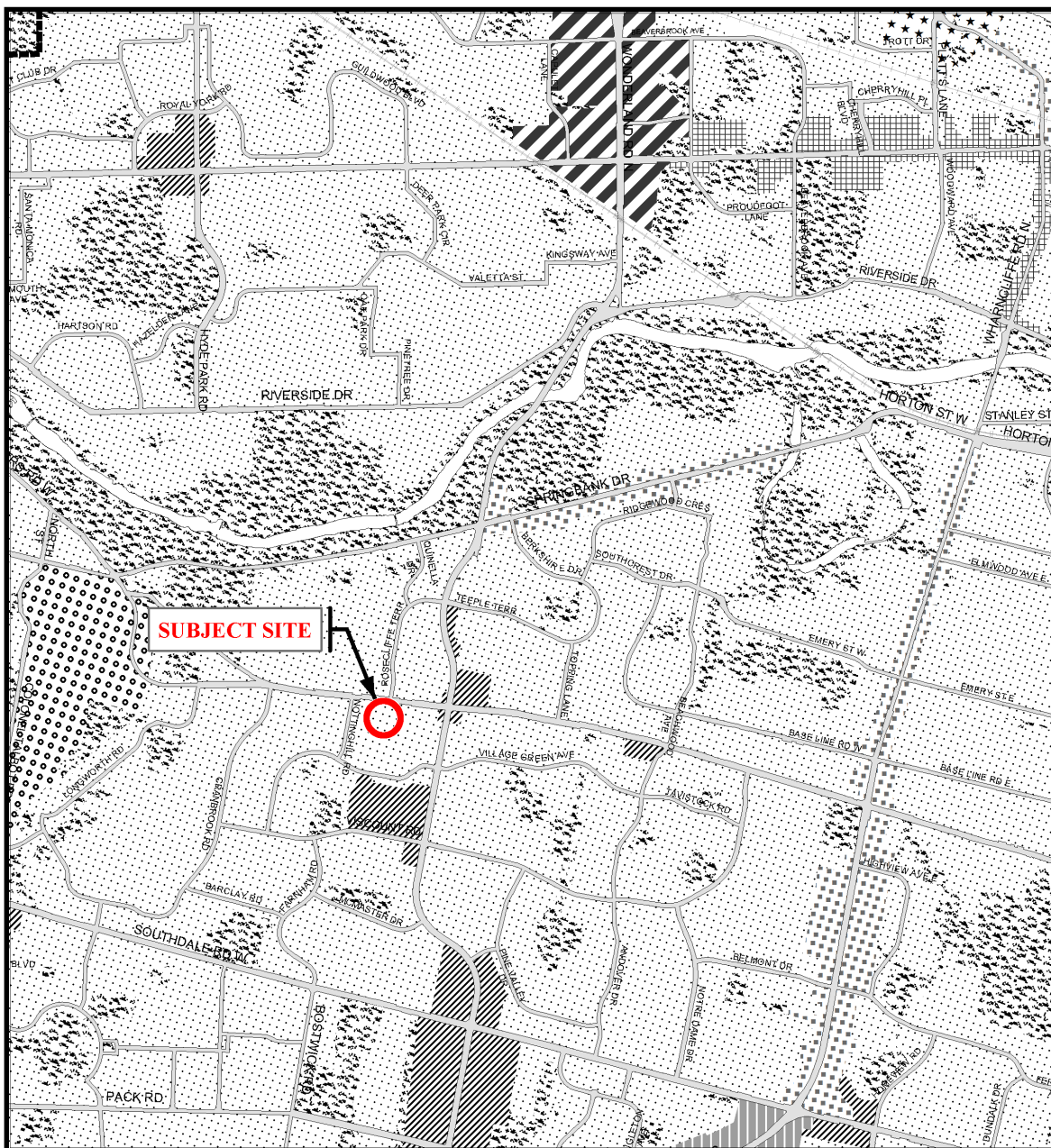
1577_ Evaluation Criteria for Planning and Development Applications	
Criteria – General Policy Conformity	Response
Consistency with the Provincial Policy Statement and in accordance with all applicable legislation.	The proposal is consistent with the Provincial Policy Statement as it provides for efficient 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 recommended built form 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 recommended 2 storey townhouse proposal provides for the use and intensity of development contemplated within the Neighbourhoods Place Type.
Consideration of applicable guideline documents that apply to the subject lands.	Not applicable.
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.	<p>A Storm Servicing Strategy has been submitted as there is currently no fronting Storm sewer outlet for these lands.</p> <p>There is no capacity issue flagged with regarding to servicing.</p> <p>It is anticipated that the site will be fully serviced by municipal water, sanitary and storm sewers.</p>
Criteria – Impacts on Adjacent Lands	
Traffic and access management	Further consideration of traffic controls will occur at the site plan approval stage. A Traffic Impact Assessment was not required as part of this application. Transportation Staff have no concerns.
Noise	The 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. Noise will be

	mitigated through spacing, landscaping and board on board privacy fencing.
Parking on streets or adjacent properties.	Staff is satisfied that sufficient parking can be provided for the development. 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 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.	Site Plan Control covers waste collection along with mail pick (door-to-door or shared location), snow storage and other site functionalities. Waste collection is tied to the approved site plan for the Site Plan Approval Development Agreement.
Privacy	Board fence and landscaping are proposed between abutting properties. The placement, orientation and design of the new development on the site will minimize privacy impacts.
Shadowing	Given the recommended built form, orientation, height, and location shadowing impacts will be limited. Access to sunlight, sky views for adjacent properties will be protected through the 45 degree angular plane measured from the south property lines of the townhouse buildings.
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 development.
Trees and canopy cover.	Every effort to save as many mature trees as possible has been made. The applicant has demonstrated the intent to maintain the green buffer along the south property line through the Enhanced Landscape Strip Special Provision. Further direction to Site Plan Authority has been given to consider the reconfiguration /redistribution of visitor parking to maximize the potential for tree retention. Detailed landscaping and other site-specific details, including landscaping, tree plantings, other vegetation, and fencing will be refined through the Site Plan Approval process.
Cultural heritage resources.	The heritage dwelling is in the process of attaining heritage designation. Many

	discussions have been had with the applicant and heritage and urban design staff to ensure that the new buildings forms do not alter the appearance, proportions or heritage attributes of the existing dwelling.
Natural heritage resources and features.	Not applicable.
Natural resources.	Not applicable.
Other relevant matters related to use and built form.	Not applicable.

Appendix D – Relevant Background

The London Plan – Map 1 – Place Types



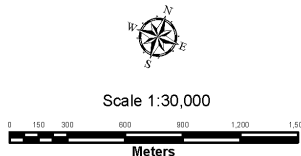
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

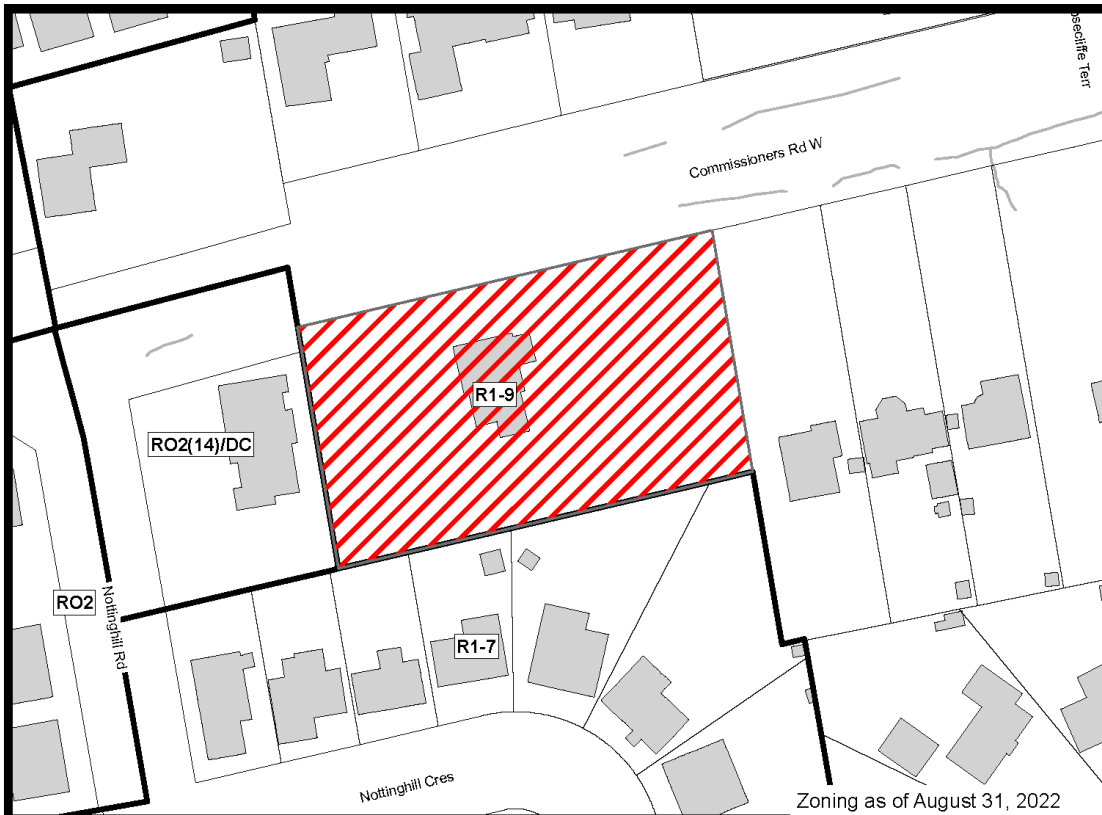
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9541
Planner: OA
Technician: JI
Date: 2022/10/21

Zoning By-law Z.-1 – Zoning Excerpt



Zoning as of August 31, 2022

 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-9**

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

- | | | |
|---|-----------------------------|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | OR - OFFICE/RESIDENTIAL | AG - AGRICULTURAL |
| R2 - SINGLE AND TWO UNIT DWELLINGS | OC - OFFICE CONVERSION | AGC - AGRICULTURAL COMMERCIAL |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | RO - RESTRICTED OFFICE | RRC - RURAL SETTLEMENT COMMERCIAL |
| R4 - STREET TOWNHOUSE | OF - OFFICE | TGS - TEMPORARY GARDEN SUITE |
| R5 - CLUSTER TOWNHOUSE | | RT - RAIL TRANSPORTATION |
| R6 - CLUSTER HOUSING ALL FORMS | RF - REGIONAL FACILITY | "H" - HOLDING SYMBOL |
| R7 - SENIOR'S HOUSING | CF - COMMUNITY FACILITY | "D" - DENSITY SYMBOL |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | NF - NEIGHBOURHOOD FACILITY | "H" - HEIGHT SYMBOL |
| R9 - MEDIUM TO HIGH DENSITY APTS. | HER - HERITAGE | "B" - BONUS SYMBOL |
| R10 - HIGH DENSITY APARTMENTS | DC - DAY CARE | "T" - TEMPORARY USE SYMBOL |
| R11 - LODGING HOUSE | | |
| DA - DOWNTOWN AREA | OS - OPEN SPACE | |
| RSA - REGIONAL SHOPPING AREA | CR - COMMERCIAL RECREATION | |
| CSA - COMMUNITY SHOPPING AREA | ER - ENVIRONMENTAL REVIEW | |
| NSA - NEIGHBOURHOOD SHOPPING AREA | | |
| BDC - BUSINESS DISTRICT COMMERCIAL | OB - OFFICE BUSINESS PARK | |
| AC - ARTERIAL COMMERCIAL | LI - LIGHT INDUSTRIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | GI - GENERAL INDUSTRIAL | |
| RSC - RESTRICTED SERVICE COMMERCIAL | HI - HEAVY INDUSTRIAL | |
| CC - CONVENIENCE COMMERCIAL | EX - RESOURCE EXTRACTIVE | |
| SS - AUTOMOBILE SERVICE STATION | UR - URBAN RESERVE | |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | | |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



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

FILE NO: Z-9541 OA

MAP PREPARED: 2022/10/24 JI

1:1,200
0 5 10 20 30 40 Meters