

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: LA-Rosa Community Ltd
614 Westmount Crescent
City File: Z-9553 Ward 10
Public Participation Meeting

Date: May 1, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of LA-Rosa Community Ltd. relating to the property located at 614 Westmount Crescent **TO ADD** clauses for the Site Plan Approval Authority to consider, relating to the access alignment across from 608 Commissioners Road West (clause a ii), enhanced privacy screening (clause a xiii), and installation of a sidewalk on Westmount Crescent (clause a xiv):

- (a) **IT BEING NOTED** that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:
- i) Provide 2-storey townhouses south of the access along Westmount Crescent to provide an appropriate height transition from abutting low-density residential as per the site plan dated February 21, 2023;
 - ii) Consider locating the access to align with the proposed access at 608 Commissioners Rd W;
 - iii) Provide lockable front doors and habitable living space on street-facing facades, including direct connections from the front doors to a walkway or sidewalk connection along the frontage of the property;
 - iv) No fencing be provided between the buildings and the public street;
 - v) Clarify how the disposable recycling and waste is stored and collected on the site plan;
 - vi) Confirm the gross floor area of each dwelling unit and confirm basement ceiling height is 1.8 metres or more;
 - vii) Provide shared amenity space on site, and consider adding purposeful features to this space for amenity;
 - viii) Protect and retain as many of the City trees on the adjacent boulevard as possible. No tree removals shall happen until a permit has been issued by Forestry Operations in compliance with the City of London Boulevard Tree Protection By-law. Replacement trees shall be provided in appropriate locations;
 - ix) Consider offsetting any tree removals with plantings;
 - x) Update the tree preservation plan to ensure all required information outlined by the Landscaped Architect has been included;
 - xi) Ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist;
 - xii) Identify the location of fire route signage and provide a standard detail on the site plan;
 - xiii) Include enhanced privacy aspects such as 7 foot high fences and more evergreen trees or cedar hedges; and
 - xiv) The installation of a sidewalk along Westmount Crescent.

Executive Summary

On April 5, 2023, Municipal Council approved the proposed Zoning By-law amendment for 614 Westmount Crescent; however, referred the subject of the proposed driveway access alignment, which was originally proposed to align with the property located at 615 Westmount Crescent, to staff for further review and to report back at a future Planning and Environment Committee meeting. This resolution can be found in Appendix A of this report.

Access Point

In response to the recent Council resolution, the applicant submitted a revised plan, which changed the proposed alignment from aligning with 615 Westmount Crescent to align with 608 Commissioners Rd W as shown in Figure 1 below.

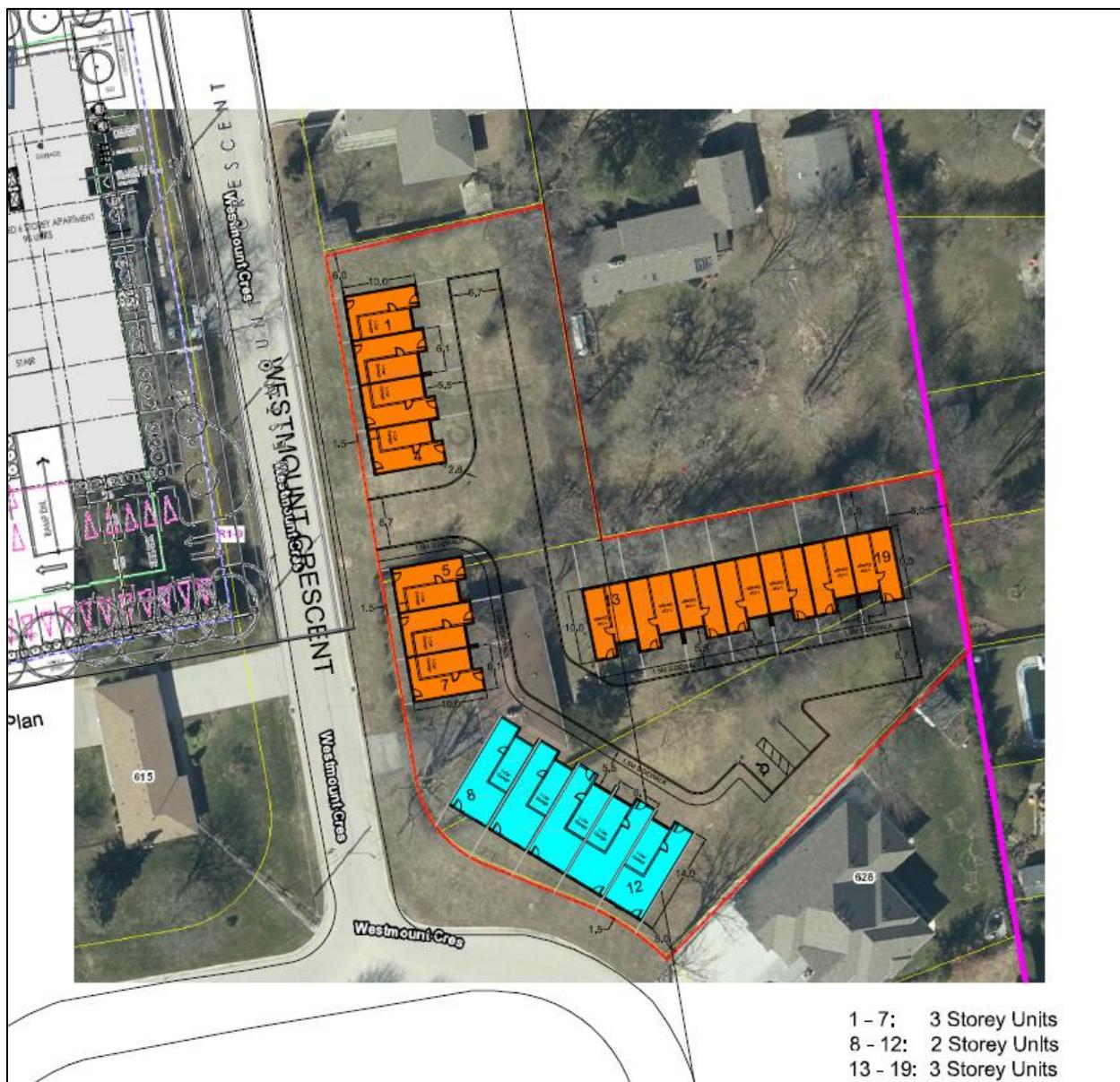


Figure 1 – Revised Plan with access aligned with 608 Commissioners Rd W

After further review and consultation with the Transportation Division they have indicated they have no concerns with the proposed alignment across from 608 Commissioners Road given the alignment across from an existing access and the approximate distance from Commissioners Road W is more than minimum required (i.e. 60 metre) distance identified in the Access Management Guidelines (AMG).

In addition, as previously noted in the original report, there are no issues with the increase of traffic on the street network from this development.

Based on this further review, Staff maintain the position to support the Zoning By-law amendment. However, in the recommendation clause, above, staff have added that

during site plan approval consideration be taken to move the alignment to align with 608 Commissioners Rd W as shown in the revised drawing in Figure 1 above.

Conclusion

Staff have reviewed the original recommendation and report and continue to support the original recommendation. However, through the site plan approval process consideration be given to moving the proposed alignment to align with 608 Commissioners Rd W to address neighbourhood concerns and the recent Council Resolution. 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 Neighbourhoods Place Type. The recommended amendment will facilitate the development of an underutilized site within the Built-Area Boundary with a land use, intensity, and form that is appropriate for the site.

Prepared by: Alanna Riley, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers MPA, P. Eng.,
Deputy City Manager, Planning and Economic
Development

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

Cc: Britt O'Hagan, Manager, Urban Design
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

Appendix A



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

April 5, 2023

LA-Rosa Community Ltd.
c/o S. Allen
MHBC
By Email

I hereby certify that the Municipal Council, at its meeting held on April 4, 2023 resolved:

That, the following actions be taken with respect to the application by LA-Rosa Community Ltd., relating to the property located at 614 Westmount Crescent:

a) the proposed, revised, attached, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 4, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential (R1-9) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone;

it being noted that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

- i) provide 2-storey townhouses south of the access along Westmount Crescent to provide an appropriate height transition from abutting low-density residential as per the site plan dated February 21, 2023;
- ii) provide lockable front doors and habitable living space on street-facing facades, including direct connections from the front doors to a walkway or sidewalk connection along the frontage of the property;
- iii) no fencing be provided between the buildings and the public street;
- iv) clarify how the disposable recycling and waste is stored and collected on the site plan;
- v) confirm the gross floor area of each dwelling unit and confirm basement ceiling height is 1.8 metres or more;
- vi) provide shared amenity space on site, and consider adding purposeful features to this space for amenity;
- vii) protect and retain as many of the City trees on the adjacent boulevard as possible. No tree removals shall happen until a permit has been issued by Forestry Operations in compliance with the City of London Boulevard Tree Protection By-law. Replacement trees shall be provided in appropriate locations;
- viii) consider offsetting any tree removals with plantings;
- ix) update the tree preservation plan to ensure all required information outlined by the Landscaped Architect has been included;
- x) ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist;
- xi) identify the location of fire route signage and provide a standard detail on the site plan;
- xii) include enhanced privacy aspects such as 7ft fences and more evergreen trees or cedar hedges; and,
- xiii) the installation of a sidewalk along Westmount Crescent;

b) the proposed alignment of the driveway for the subject property to potentially align with the property located at 615 Westmount Crescent BE REFERRED to the Civic Administration to report back at a future Planning and Environment Committee meeting;

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

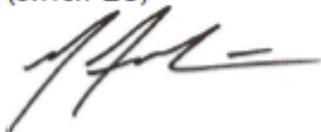
- the revised by-law; and,
- the staff presentation;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC;
- R. Marghella; and,
- B. Gritke;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the policies of The London Plan including but not limited to, Our City, Key Directions, City Building, Neighbourhoods Place Type and will facilitate a built form that contributes to achieving a compact, mixed-use city;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment facilitates the development of an underutilized property within the Built-Area Boundary through an appropriate form of infill development; and,
- the recommended amendment facilitates a type of residential development that will help to address the growing need for affordable types of housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock. (2023-D04) (3.7/6/PEC)



M. Schulthess
City Clerk
/pm

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
M. Corby, Manager, Planning Implementation
B. O'Hagan, Manager, Current Development
M. Pease, Manager, Site Plans
I. Abushehada, Manager, Development Engineering
A. Riley, Senior Planner, Development Services
Documentation Services Representative
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and Economic Development
B. Garcia, Administrative and Technical Support Representative, Planning and Economic Development
T. Phillips, Administrative and Technical Support Representative, Planning and Economic Development
List of external CC's on file in the City Clerks Office

Appendix B

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: 614 Westmount Crescent
City File: Z-9553 Ward 10
Public Participation Meeting

Date: March 27, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of LA-Rosa Community Ltd. relating to the property located at 614 Westmount Crescent:

- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting April 4, 2023 to amend Zoning By-law No. Z.-1, in conformity with The London Plan for the City of London, to change the zoning of the subject property **FROM** a Residential (R1-9) Zone **TO** a Residential R5 Special Provision (R5-5(_)) Zone;
- (c) **IT BEING NOTED** that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:
- i) Provide 2-storey townhouses south of the access along Westmount Crescent to provide an appropriate height transition from abutting low-density residential as per the site plan dated February 21, 2023;
 - ii) Provide lockable front doors and habitable living space on street-facing facades, including direct connections from the front doors to a walkway or sidewalk connection along the frontage of the property;
 - iii) No fencing be provided between the buildings and the public street;
 - iv) Clarify how the disposable recycling and waste is stored and collected on the site plan;
 - v) Confirm the gross floor area of each dwelling unit and confirm basement ceiling height is 1.8 metres or more;
 - vi) Provide shared amenity space on site, and consider adding purposeful features to this space for amenity;
 - vii) Protect and retain as many of the City trees on the adjacent boulevard as possible. No tree removals shall happen until a permit has been issued by Forestry Operations in compliance with the City of London Boulevard Tree Protection By-law. Replacement trees shall be provided in appropriate locations;
 - viii) Consider offsetting any tree removals with plantings;
 - ix) Update the tree preservation plan to ensure all required information outlined by the Landscaped Architect has been included;
 - x) Ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist; and
 - xi) Identify the location of fire route signage and provide a standard detail on the site plan.

Executive Summary

Summary of Request

The applicant has requested to rezone the subject site to a Residential R5 Special Provision (R5-5(_)) Zone to permit 18 cluster townhouses and a density of 39 units per hectare. The following special provisions have also been applied:

- a minimum front yard setback of 1.5 metres, whereas 6.0 metres is required.
- a maximum height of two storeys for the south portion of the site.
- The provision of front doors and habitable living space on the front façade of buildings.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to rezone the subject site to permit the development of five, 2-storey cluster townhouses and thirteen, 3-storey cluster townhouses for a total of 18 units, which is equivalent to a density of 39 units per hectare.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future.
2. The recommended amendment conforms to the policies of The London Plan including but not limited to, Our City, Key Directions, City Building, Neighbourhoods Place Type and will facilitate a built form that contributes to achieving a compact, mixed-use city.
3. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood.
4. The recommended amendment facilitates the development of an underutilized property within the Built-Area Boundary through an appropriate form of infill development.
5. The recommended amendment facilitates a type of residential development that will help to address the growing need for affordable types of housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock.

Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Refer to Appendix C for further details on the characteristics of the proposed application related to the City's climate action objectives.

Linkage to the Corporate Strategic Plan

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

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Planning History

None.

1.3 Property Description

The subject site is located on the east side of Westmount Crescent, south of the Commissioners Road West intersection and west of the Wonderland Road South corridor. The subject lands have an irregular shape, measure approximately 0.47 ha in area and have approximately 116 m of frontage on Westmount Crescent. A single detached dwelling is currently located on these lands.



Figure 1: 614 Westmount Crescent facing east (Google image, June 2021)

1.4 Current Planning Information

- The London Plan Place Type – Neighbourhoods fronting a Neighbourhood Street (Westmount Crescent)
- Existing Zoning – Residential R1 (R1-9) Zone

1.5 Site Characteristics

- Current Land Use – One single detached dwelling
- Frontage – 116 metres
- Depth – Irregular
- Area – 0.47 hectares
- Shape – Irregular

1.6 Surrounding Land Uses

- North – Low density residential, Commissioners Rd W, proposed cluster townhouses
- East – Low density residential, cluster townhouses, commercial, Wonderland Road N
- South – Low density residential
- West – Westmount Crescent, low density residential, proposed mid-rise apartment

1.7 Location Map



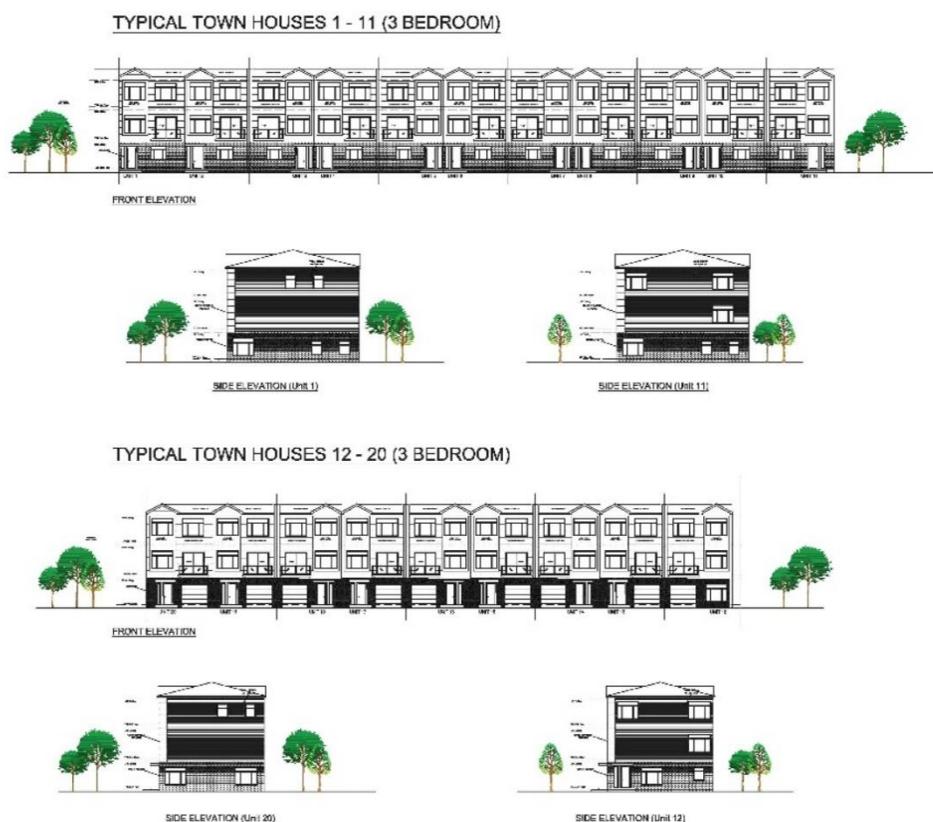


Figure 3: Original Building Elevations

2.2 Revised Development Proposal

Recently, the applicant has made some changes to the design and layout of the proposal as part of a response to staff comments, and public concerns. A revised application was submitted which include the following changes:

- Reduction in the number of units from 20 to 18;
- A mix of 2 and 3-storey heights have been provided in place of all 3-storey buildings;
- All driveways to unit parking spaces and garages are internal.
- All units are now fronting onto Westmount Crescent and the internal access with driveways only from the internal access.
- The proposed development now complies with all the required setbacks of the proposed zone with the exception of the front yard setback;
- More functional outdoor amenity areas with landscaping have been provided;
- A sufficient width for landscaping has been provided along the perimeter of the site.

The revised site concept plan and elevations are shown in Figures 4 to 8, inclusive, below.



Figure 5: Revised Site Concept Plan

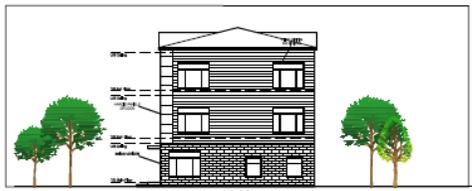
TYPICAL TOWN HOUSES 1 - 7 (3 STOREYS - 3 BEDROOM)



FRONT ELEVATION (From Westmount Cr)



BACK ELEVATION (From Internal Road)



SIDE ELEVATION (Unit 1)



SIDE ELEVATION (Unit 7)

Figure 6: Revised Elevation(Units 1-7)

TYPICAL TOWN HOUSES 8 - 12 (2 STOREYS - 3 BEDROOM)



Figure 7: Revised Elevation(Units 8-12)

TYPICAL TOWN HOUSES 13 - 18 (3 STOREYS - 3 BEDROOM)



Figure 8: Revised Elevation(Units 13-18)

2.3 Requested Amendment

The applicant is requesting a Residential R5 Special Provision (R5-5()) Zone, which permits cluster townhouse dwellings. Requested special provisions include a minimum front yard setback of 1.5 metres, whereas 6.0 metres is required.

2.4 Community Engagement (see more detail in Appendix B)

Through the community engagement process, eight written responses were received from members of the public.

The public concerns that have been raised with respect to the development proposal relate to the following matters:

- Density
- Lack of street lighting and sidewalk facilities
- Privacy/Overlook
- Light/Noise impacts
- Traffic
- Parking
- Loss of property value
- More development in the area

2.5 Internal and Agency Comments (see more detail in Appendix B)

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

3.0 Financial Impacts

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

4.0 Key Issues and Considerations

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

The Provincial Policy Statement (PPS) 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.

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 encourages areas inside the urban growth boundary (i.e. “settlement areas” per s. 1.1.3 Settlement Areas) to be the main focus of growth and development, including opportunities for intensification and redevelopment. Appropriate land use patterns within urban growth boundaries are established by providing appropriate densities and mix of land uses that efficiently use land and resources along with the surrounding infrastructure, public services facilities and are also transit-supportive (s.1.1.3.2).

Analysis

Consistent with the PPS, the recommended townhouse development will contribute to the existing range and mix of housing types in the area, which consists primarily of low density residential. Although the proposed development has a greater intensity and built form as compared to the existing surrounding neighbourhood context, with exception to a proposed townhouse development to the north that fronts onto Commissioners Road West, it provides appropriate setbacks and incorporate transitioning height, landscaping and design elements to adjacent uses.

The subject lands are of a size and configuration capable of accommodating a more

intensive redevelopment on an underutilized site. With exception to a decreased front yard setback, no additional special provisions are required in terms of setbacks, which are typically signs of potential over intensification of a property. The increased intensity of development on the site will make use of existing transit services, nearby active and passive recreation opportunities, and commercial uses.

The recommended intensification of the subject property will provide choice and diversity in housing options for both current and future residents, and will optimize the use of land and public investment in infrastructure in the area. Surrounded by a developed area of the City, the redevelopment and intensification of the subject lands would contribute to achieving more compact forms of growth that is consistent with the PPS.

4.2 Issue and Consideration #2: Use

The London Plan

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 subject site is in the Neighbourhoods Place Type of The London Plan fronting a Neighbourhood Street (Westmount Crescent). Table 10 - Range of Permitted uses in Neighbourhoods Place Type, shows the range of primary and secondary permitted uses that may be allowed based on the fronting street classification (921). At this location, Table 10 would permit a range of low-rise residential dwelling types, including low-rise townhouses (Table 10-Range of Permitted Uses in Neighbourhoods Place Type).

Analysis:

Under The London Plan Neighbourhoods Place Type policies (916_3), the expectation is that townhouses are anticipated to be developed within neighbourhoods at appropriate locations. These policies provide guidance to siting of various residential types relative to the street classification. As noted, the subject site fronts onto a Neighbourhood Street which permits townhouses. The development of the proposed 2 and 3-storey townhouses with 18 units, would contribute to a mix of housing types and provides a more attainable affordable housing option in the community. Adjacent surrounding uses include low density residential with higher density residential uses generally along Commissioners Road West and Wonderland Road South. In this context, a townhouse development is not out of place the neighbourhood and its impact would be mitigable. Consistent with this surrounding context as well as the list of uses permitted in the policies, the recommended development is in keeping with the policies at this location.

Furthermore, the analysis of intensity and form below will demonstrate that the proposed development can be developed on the subject lands in a way that is appropriate for the site and adjacent neighbourhood.

4.3 Issue and Consideration #3: Intensity

The London Plan

The London Plan contemplates residential intensification in appropriate locations and in a way that is sensitive to and a good fit within existing neighbourhoods (Policy 83_). Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods (Policy 937_). Additionally, The London Plan directs that intensification may occur in all place types that allow for residential uses (84_).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 1 storey and a maximum height of 3-storeys is contemplated within the Neighbourhoods Place Type where a property has frontage on a Neighbourhood Street (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.).

Analysis

The subject site is of a size and configuration capable of accommodating a more intense development than the existing single detached dwelling that is currently permitted. Further, the subject lands have access to four London Transit bus routes and is surrounded by a mix of low and medium residential uses. Also, the site is located within walking distance to some commercial and institutional uses at a significant commercial node including a grocery store, retailers, personal service establishments, restaurants/cafes, and a pharmacy to the east at the Commissioners Road West and Wonderland Road South intersection. Further to the south there are a broad range of uses including Westmount Mall, two places of worship, mid to high-rise apartment buildings, Saunders Secondary School, and additional commercial range of uses further to the south. There are several open space areas within approximately 5–10 minute walking distances such as Rosecliffe Park, Westmount Lions Park, Mitchell Park, Lyngate Grove Park and Viscount Woods.

Given this site is currently developed with a single detached dwelling, the proposed development represents an appropriate form of intensification through infill development. The current single detached dwelling represents an underutilization of an existing lot within a developed area and the increased intensity of development on the site will make use of existing transit and public services in the area. The subject site is in an area where The London Plan directs and support residential intensification and redevelopment. The proposal is considered in keeping with the intensity policies set out by The London Plan. As such, staff is satisfied the proposed intensity and scale of development is in conformity with The London Plan.

4.4 Issue and Consideration #4: Form

The London Plan

The London Plan encourages compact forms of development as a means of planning and managing for growth (7_, 66_). The London Plan encourages growing “inward and upward” to achieve compact forms of development (59_2, 79_). 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). The London Plan also provides guidance on compatibility and fit with regards to form (Policy 953_).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of the following: site layout in the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location and parking; building and main entrance orientation; building line and setback from the street; height transitions with adjacent development; and massing appropriate to the scale of the surrounding neighbourhood (953_2.a. to f.). The Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (1578_)

Analysis

The applicant has provided a development concept (Figure 4) as part of a complete application to support and justify the form of development and its relationship to the neighbourhood.

Consistent with The London Plan, the recommended intensification of the subject properly 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 subject lands 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 proposed form of development has made a strong effort to maintain a scale and rhythm that responds to the surrounding land uses, and that the location and massing of the proposed townhouses is consistent with urban design goals of The London Plan. The buildings are proposed to be situated close Westmount Crescent in order to define the street edge creating a street presence that is appropriate with the surrounding context. The building design, including front door orientation will be refined at the site plan stage, to create an animated and vibrant street frontage that interacts well with the existing boulevard, creating a strong street presence and providing an interactive realm along the street. Staff is recommending a special provision to ensure front doors are oriented to face Westmount Crescent and habitable living space is provided along these front facades to activate the streetscape, which is consistent with other existing dwellings that face Westmount Crescent.

Adequate parking is provided for the proposed development, as required by the Zoning By-law and Site Plan Control By-Law. Access is aligned appropriately with the driveway at 615 Westmount Crescent. Adequate space is provided around the edges of the property to provide for appropriate screening of the adjacent to abutting properties. This mitigation will include trees, landscaping and fencing that would screen the proposed development that serves to provide privacy for both residents and neighbours.

The 2 and 3-storey heights of the proposed buildings are somewhat higher than the low density residential in the area; however, as noted, the 3-storey townhouses are located closer to the higher order street being Commissioners Road West and also back onto a site that fronts Commissioners Road West that was recently rezoned for a townhouse development. The development proposal transitions down to the 2-storey townhouses, which is more in keeping with the internal low rise character of the surrounding neighbourhood. Additionally, there is an existing single detached dwelling being used as a group home at 590 Commissioners Road West, the southeast corner of Commissioners Rd W and Westmount Crescent. The proposed development does not preclude development opportunities for 590 Commissioners Road W, and as mentioned, also serves to support the transition into the neighbourhood.

Through the review of the initial proposal submission, Planning and Development staff and the Urban Design Peer Review Panel identified various considerations regarding the design of the development proposal. The applicant has taken these considerations into account along with other staff concerns and public concerns, and has revised the proposal as outlined in section 2.2 above in this report. The applicant is commended for revising the proposal and providing a site and building design that incorporates an active-low rise built form along Westmount Crescent that provides outdoor amenity space, and provides height transitions and large setbacks for a transition to the abutting low rise character of the surrounding residential neighbourhood. Additional building and site design considerations will be implemented as part of the subsequent site plan application. Staff are satisfied that the Evaluation Criteria for Planning and Development Applications in the Our Tools part of The London Plan have been met through the recommended Zoning By-law amendment and can be further addressed through the site plan control review process.

The refinements illustrated on the revised site plan, and elevations provide certainty with respect to appropriate building location and height, amenity space, buffering, and design in order to establish suitable zoning regulations.

At the site plan control review stage, City staff will continue to refine these building and site design features with the applicant for implementation in the final approved drawings and development agreement, including:

- i) Provide 2-storey townhouses south of the access along Westmount Crescent to provide an appropriate height transition from abutting low-density residential as per the site plan dated February 21, 2023;
- ii) Provide lockable front doors and habitable living space on street-facing facades, including direct connections from the front doors to a walkway or sidewalk connection along the frontage of the property;
- iii) No fencing be provided between the buildings and the public street;
- iv) Clarify how the disposable recycling and waste is stored and collected on the site plan;
- v) Confirm the gross floor area of each dwelling unit and confirm basement ceiling height is 1.8 metres or more;
- vi) Provide shared amenity space on site, and consider adding purposeful features to this space for amenity;
- vii) Protect and retain as many of the City trees on the adjacent boulevard as possible. No tree removals shall happen until a permit has been issued by Forestry Operations in compliance with the City of London Boulevard Tree Protection By-law. Replacement trees shall be provided in appropriate locations;
- viii) Consider offsetting any tree removals with plantings;
- ix) Update the tree preservation plan to ensure all required information outlined by the Landscaped Architect has been included;
- x) Ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist; and
- xi) Identify the location of fire route signage and provide a standard detail on the site plan.

These are the detailed matters summarized under clause c) of the staff recommendation for the Site Plan Approval Authority to consider through the site plan review process.

4.5 Issue and Consideration #5: Zoning

The original proposal required a few setback special provisions to facilitate the development. However, the revised development made sufficient changes to ensure this was reduced to a single special provision in an effort to respect the scale and privacy of the surrounding land uses. As a result, only one special provision is required which includes a front yard setback reduction from 6.0 to 1.5 metres. Given there is an existing substantial boulevard and the development creates a strong street presence, staff support this proposed special provision as the proposed use, intensity and form is considered appropriate for the site and surrounding area and meets the intent of the urban design policies of The London Plan.

The proposed development is intended to make efficient use of the property and existing services while the associated density is appropriate given that the site can accommodate the development, adequate parking, landscaped space, outdoor amenity space, private amenity space and provide spatial separation with abutting uses.

4.6 Issue and Consideration #6: Public Concerns

Although many issues have been raised by the residents, many of the concerns can be generally grouped under several key headings - Traffic Impacts and Parking, Privacy and Overlook, Sufficiency of Servicing Infrastructure, Buffering/Tree Removal, and Type of Tenancy.

Comments related to height, form, intensity and compatibility have been addressed in sections 4.1 through 4.5. of this report. Additional planning impact analysis has been provided under Appendix D of this report.

Traffic

Concerns were raised about the amount of traffic that would be generated by this development. Residents in the area are concerned about negative impacts on the neighbourhood in terms of increased traffic and safety.

As mentioned, Transportation did not have concerns with the proposed increase in traffic from the proposed development.

Additionally, Westmount Crescent is a neighbourhood street that serves a small number of dwelling units in the area, thus its traffic volumes are low. Neighbourhood streets are typically intended to accommodate traffic volumes up to approximately 1000 vehicles per day; however, this threshold varies by location, length of road, types of developments etc.

The City has developed a Traffic Calming and Procedures manual to assess when traffic calming measures are required. As per the point assessment table, volumes on local roads may become an issue when volumes reach 1500 vehicles a day. Based on the evaluation tools, the proposed development will not significantly affect the capacity of the local roads.

Privacy and Overlook

Members of the public expressed concerns about loss of privacy. The development proposes the buildings to be placed closer to the Westmount Crescent frontage with the intent to reduce height impacts on the abutting lands, which also supports urban design principles, as well as design flexibility.

With respect to the privacy of yards to the south and east, the buildings are proposed to be set back approximately 12 metres from the east property line and 6.0 metres from the north and south property lines which creates an appropriate separation between the proposed and existing buildings. In addition, the proposed plan provides for a buffer area that can accommodate enhanced, robust landscaping that will provide screening for the adjacent residential uses.

Buffering/Tree Removal

The use of landscaping, fencing and separation distances are helpful to screen development and soften the impacts of new construction. As identified above, the proposed buildings are meeting and exceeding the minimum required setbacks for the north, south and east property boundaries adjacent to existing residential uses, which in addition to providing physical distance separation, also provides space for buffering treatment. The east, north and south property boundaries are intended to have privacy fencing (ie- board on board) installed and plantings are also proposed along these property boundaries to provide for additional buffering above the fence height. Also, existing plantings along the perimeter are recommended to remain, be replaced, or a combination of both that serve to enhance the existing vegetation.

A Tree Inventory was prepared to identify the general type, health and/or significance of trees on site. Site Plan Control review process will allow for further discussion and refinement of the fencing treatment, and retention or enhanced plantings.

Type of Tenancy/Tenure

Several comments were made with respect to who will be living in the proposed development, and questions on whether or not this will be student housing. It's important to note that planning considerations cannot be made based on residential tenure. Type of tenancy and tenure (owner vs. rental) are not planning considerations when analyzing planning applications.

Conclusion

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

Prepared by: Alanna Riley, MCIP, RPP
Senior Planner, Development Services

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Copy:
Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

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 614 Westmount Crescent.

WHEREAS La-Rosa Community Ltd. has applied to rezone an area of land located at 614 Westmount Crescent, 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 the lands located at 614 Westmount Crescent, 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 (R5-5(_)) Zone.
- 2) Section Number 9.4 of the Residential (R5-5) Zone is amended by adding the following Special Provision:

R5-5(_) 614 Westmount Crescent

a) Regulations

- i) Maximum height of 12 metres (3 storeys) within 125 metres from the centerline of Commissioners Road West.
 - ii) Maximum height of 8 metres (2 storeys) beyond 125 metres from the centerline of Commissioners Road West.
 - iii) Maximum density of 18 units per hectare
 - iv) Front Yard Setback 1.5 metres
(Minimum)
- v) Primary building entrances and a minimum of 2 metres of habitable floor area along building facades fronting Westmount Crescent.

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.

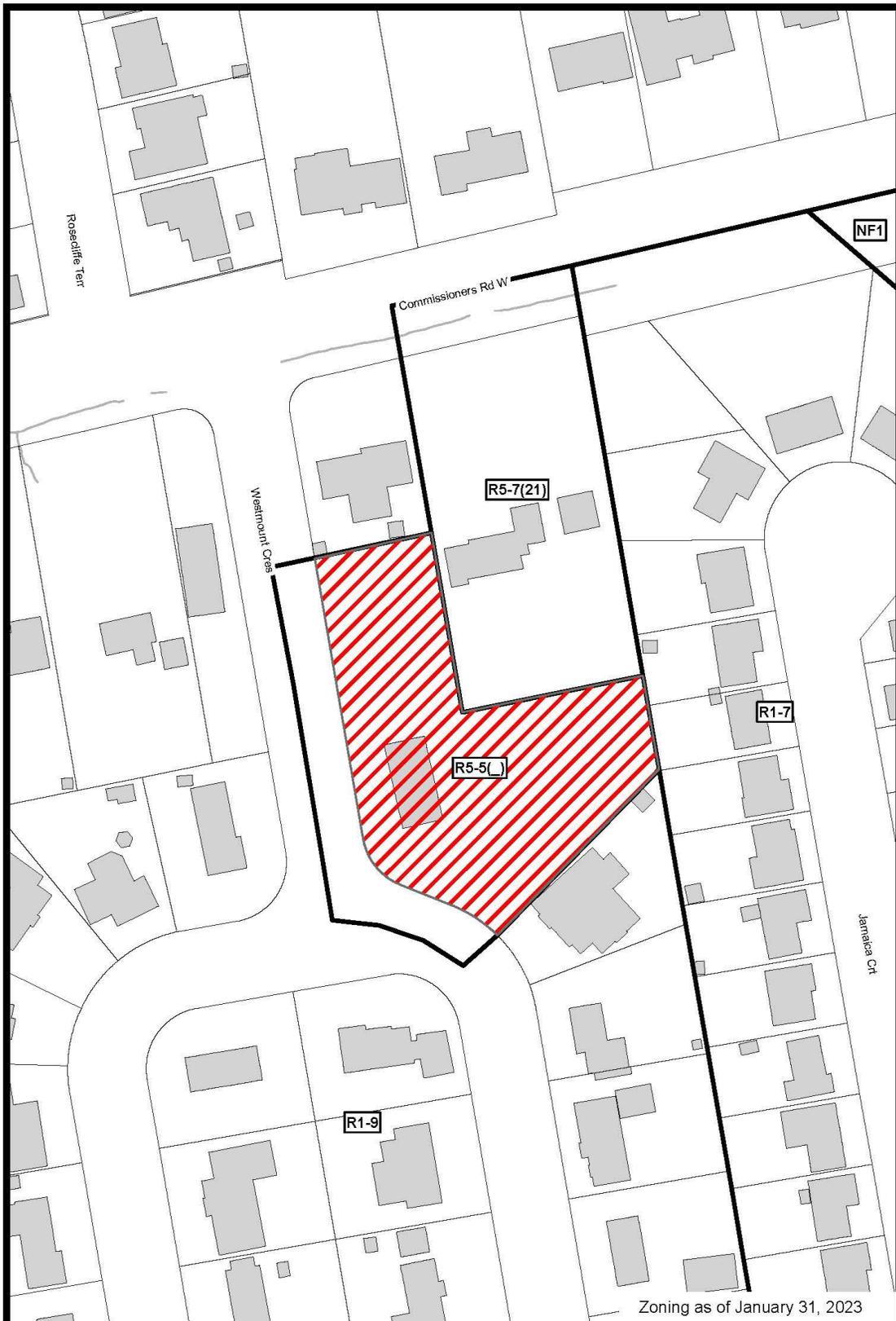
PASSED in Open Council on April 4, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 4, 2023.
Second Reading – April 4, 2023.
Third Reading – April 4, 2023.

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



File Number: Z-9553
Planner: AR
Date Prepared: 2023/2/24
Technician: JI
By-Law No: Z-1-

SUBJECT SITE 

1:1,200

0 5 10 20 30 40
 Meters



Appendix B – Public Engagement

Community Engagement

Notice of Application:

On October 13, 2022, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 13, 2022. A “Planning Application” sign was posted on the site. On March 2, 2023, A Revised Notice of Application was sent to property owners in the surrounding area. A Revised Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 2, 2023.

Responses:

13 replies were received

Nature of Liaison:

Original Notice

The purpose and effect of this zoning change is to permit a cluster townhouse development comprised of two, three storey buildings containing a total of 20 residential units (equating to a residential density of 43 units/ha). Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision R5-5() Zone. Special provisions would permit a minimum front yard setback of 3.0 metres whereas 6.0 metres is required; and to permit a minimum rear yard setback of 4.5 metres, whereas 6.0 metres is required.

Revised Notice

The purpose and effect of this zoning change is to permit a cluster townhouse development comprised of two, three storey buildings containing a total of 20 residential units (equating to a residential density of 43 units/ha). Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision R5-5() Zone. Special provisions would permit a minimum front yard setback of 3.0 metres whereas 6.0 metres is required; and to permit a minimum rear yard setback of 4.5 metres, whereas 6.0 metres is required. The City may also consider the use of additional special provisions, or additional zoning amendments as part of this application.

Letter and Publication in “The Londoner”

Written	Telephone
Alan & June Burrell	
Murray Mackey	
Hey Orłowski	
Jamie Robertson	
James & Sally Lee	
Simon Thuss	
Frank and Rose Margella	
Nada Turudic	
Dr. Amanda Moehring	
David and Karen Peak	

Alan & June Burrell – October 31, 2022

We are writing to object to the above development on our quiet neighbourhood street. Once again in our experience, the developer is attempting to cram too much housing on the site, and as a consequence, reducing the front yard setback from 6 metres to 3 metres and the rear yard setback from 6 metres to 4.5 metres. With the buildings, driveways, roadways and sidewalks, there's not much room for any landscaping. We're

not provided this information in the application but it appears as though hard surface covers at least 80% of the site which is not good for anyone's environment. According to The London Plan, intensification projects have to fit with the neighbourhood and we don't believe this development does fit into our single family residential neighbourhood.

When it comes to the traffic aspect, this development has the potential for us to have 40 more vehicles from residents, plus any deliveries and services to the site, coming and going on that corner of Westmount Crescent into our traffic-calmed quiet neighbourhood, in addition to any related parking on the street. It surprises us that this development could even be considered from the traffic aspect in view of the much larger development being considered just across the road at 608 Commissioners, which is also exiting onto Westmount Crescent.

While we're more in favour of this form of housing (as opposed to the proposal for 608 Commissioners Road), there are just too many units. We hope that this development can be scaled down to be more suitable for the area, so we can continue to live peacefully in our homes. Our long established neighbourhood has been stable for many years and now we're facing the prospect of **four intensification developments** within a short distance of our home.

We hope that city planners and the Planning and Environment Committee give this application their close consideration.

Murray Mackey – November 1, 2022

I wish to submit the following comments and concerns in regards to file: Z-9553 (614 Westmount Crescent):

- I have previously written in response to File: Z-9553
- My concern, in general, is there will be too many developments added in a small area
- Developments referenced as Z-9516, Z-9553, Z-9357, Z-9541, plus one more on Commissioners Road
- Please see my earlier comments from July 13, 2022
- In addition to those comments, we will see significant increases in traffic flow and street parking

Hey Orłowski – October 17, 2022

I vehemently oppose this application, as this will disrupt our neighbourhood with much increased traffic! As a result of increased traffic, there will be safety concerns for both children and seniors.

There is already a proposal to have a six-storey apartment building on the corner of Commissioners and Westmount Cres and now this proposal. The character of this neighbourhood will be totally obliterated!

Jamie Robertson

In my previous email, I listed several reasons this re-zoning of 608 Commissioners and the adjacent property on Westmount Cres should not be approved. As Paul mentioned in his re-election statements of accomplishments, you can't put a 6 story building as infill in a residential subdivision. A subdivision dominated by single story homes in which most are seniors. Now you have an additional application for re-zoning across the road at 614 Westmount Cres (Z-9553) of 43 units. Not to mention 584 Commissioners road that backs on to 614 Westmount Cres application for townhomes.

With most of the properties owned by seniors in this area, with lots being twice the size of a standard lot, would it be safe to say, that if sold to the developers that the city of London cow tails to, this area could become the next Cherry hill? Yes, this is cynical of me, but I've lived in Westmount since 1971, and believe in the community, and how it was originally planned. West on Commissioners, the city approved two developments from properties that were re-zoned from single family. Both those properties are single story dwellings, that fit into the original plan of Westmount. The properties mentioned above, should be approved and built in a similar fashion as those. In my opinion.

James & Sally Lee – October 31, 2022

We are opposed to the application by La-Rosa Community Ltd.

Since acquiring ownership, the owner has done nothing to be a good neighbour. The property has not been maintained - construction material in the front yard, along with downed branches from 2021-2022 winter, yard waste bags in the yard since spring and furniture piled on the front porch. The grass has been cut once this growing season. Despite what City Planners might hope, a majority of the people who will reside in this development will not be taking public transit or riding bicycles. Traffic westbound on Commissioners Road is now backed up during rush hour from the top of Snake Hill to the main corner in Byron. Wonderland is wall to wall traffic at all times of the day from Southdale to Fanshawe.

We are not naïve and realize the property will be developed. Some good quality condominiums or one or two story townhomes would be more in line with the aesthetics of the neighbourhood and welcomed.

There are the issues of an increase in street traffic, on-street parking, loss of privacy, reduction of property value, noise, loss of trees and hedges. We also note the driveway to this proposed development is right on the northeast curve of the Crescent. That is an accident waiting to happen.

The 'Site Concept Plan' is too small to properly visualize the proposal and the size of the parking area. The entire development is too big, too close to the Crescent and to neighbouring properties.

Under 'Planning Policies', what exactly does the second paragraph mean?

Is this careful planning? How can the City Planning Department even consider allowing TWO developments that add significantly to the population of the Crescent and provide vehicular access off a small, traffic calmed Crescent without sidewalks and comprising 20 single family homes? Has anyone from the Planning Department physically visited the Crescent? What about traffic studies? Looking good on paper does not apply in this instance. There are currently four development applications with the City on or within two blocks of our Crescent. The City seems determined to ruin a perfectly nice neighbourhood of single family homes.

No matter how this proceeds, the owner should be showing more consideration for the neighbours by ensuring proper care and maintenance of the entire property.

Simon Thuss – October 26, 2022

I am writing this morning to express support for planning applications Z-9553 and Z-9516. I am a resident in the Westmount community and I support increased density along the major corridors in our neighbourhood (e.g. Commissioners, Wonderland and Southdale).

Our city desperately needs more housing, and we can't simply continue building out. Some infill development must continue along our major transportation routes. I think increased density in this area will also help revive commercial properties in the area, such as Westmount mall, which will benefit the overall community.

I am aware that others in the community have concerns about traffic. However, these proposed developments are well placed with access to Commissioners Road. I am aware of other nearby neighbourhoods that have a much higher density and traffic doesn't seem to be an issue (e.g. I used to live on Baseline Road, west of Wharnccliffe. Density in that neighbourhood is much greater than what is proposed here, without direct access to a major road).

I wish to be notified of any developments or public meetings associated with these applications

Frank and Rose Margella – November 7, 2022

Good morning, my husband and i are SICK TO OUR STOMACH in what the CITY is allowing the developer to change the zoning on the property next door to our home. We live at ----- . We built here 7 years ago. it was and is a quite single family neighborhood. 9 of the townhouses would have their backyards backing into our yard!!! Where is our privacy??? WE OBJECT to this change to the zoning with all our heart!!!!!!

Nada Turudic – October 14, 2022

PLEASE NOTE WE OPPOSE THE APPLICATION AS WE LIVE ACROSS THE STREET AT -----; WITH ALL THE ZONING CHANGES IN OUR AREA WE WANT TO MAINTAIN OUR SERENE NEIGHBOURHOOD.

Dr. Amanda Moehring – November 2, 2022

I have significant concerns about the zoning amendment and development proposed for 614 Westmount Cres. While I am in favour of increased housing density, these shifts need to be done thoughtfully and with consideration for their impact on existing neighbourhoods.

My primary concerns are:

1. The development is directly within our single-family home neighbourhood, but will be taller than any other structure in our neighbourhood. There are no three-story homes within the entire neighbourhood, and this development will stand out like a sore thumb. It will dramatically change the feel of our neighbourhood, and have a serious negative impact on the privacy of the adjoining lots. It should absolutely not be over two storeys tall.
2. The development is too dense for our small, quiet neighbourhood. The development does not exit onto a major road, and so it adds significant traffic to our streets, which are not set up to accommodate increased traffic. This issue is compounded since our neighbourhood does not have sidewalks but has a thriving pedestrian environment, creating a serious safety issue.
3. It appears that the parking is insufficient for the number and size of the units (it is difficult to tell from the copy of the application I received). The developer only planned a single parking spot. This will generate a large number of parked cars on the street. This will compound the negative effect on the safety of the neighbourhood as pedestrians will be forced to walk further into the road.
4. Developments should include significant green space. The existing properties are currently almost entirely green space. The proposed plan appears to replace those lots with almost entirely concrete - the buildings, access road, and parking. This creates problems for runoff, aesthetics, and biodiversity.

Thank you for taking the time to seriously consider my concerns.

David & Karin Peak – December 7, 2022

I am writing once again on behalf of myself and my husband to object in the strongest of terms to the proposal for multi storey housing on Westmount Crescent

This is a quiet, established area where the kind of proposed buildings do not belong. Apart from them being an eye sore the amount of traffic generated would be detrimental and unsafe for the many pensioners and children in the area. This is a neighborhood where people of all ages like to take walks in the street with their loved ones, children and pets. An increase in traffic would take away one of the simplest pleasures we have. One way traffic would not be the answer as one resident has proposed.

Apart from the above is a fact of the reduction to the value of existing properties. Homes in the area are already being unable to sell once potential buyers are made aware of the building plans.

Most home owners on Westmount Crescent and close vicinity have spent many years in their homes, are planning to or are currently retired or have moved to the area because of the friendly and quiet ambience. We have recently spent thousands of dollars on renovating and upgrading our property in the last couple of years. Should the City of London continue to disregard the concerns of its residents it is hoped that compensation would be given to those of us who are forced to sell our homes at reduced prices in order for builders to make profits.

Frank & Rose Marghella – November 9, 2022

I am helping my friends Frank & Rose Marghella, from -----.

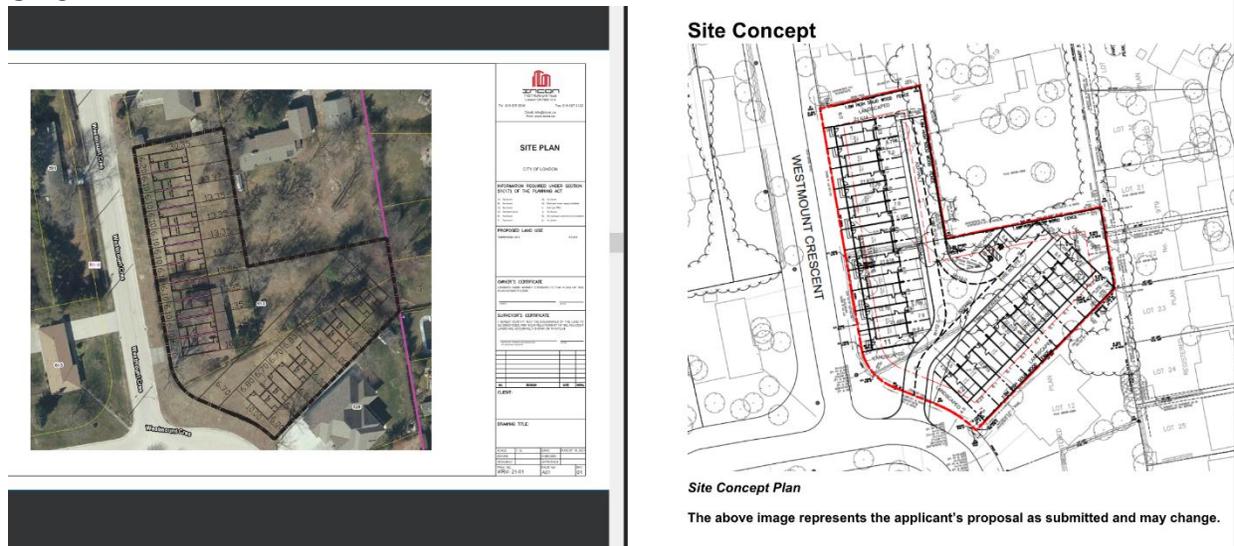
They built a 2,600 sq ft home in a quiet single family subdivision (7 years ago). All the subdivision was zoned single family R1-9 zone. Their neighbour lived in a ranch house with 3 empty lots. She passed away and the property was sold. Now a developer wants to change the zoning to R5-5() for cluster townhouses. From the drawing they

will have "10 townhouses backyards" up against their backyard, 4.5 meters away.. Where is their privacy?? The Marghella's want to object to the re-zoning change. They will have no privacy in the backyard, the property value will go down a lot (now 1.5 million), there will be more traffic, more noise, I can go on and on. This is not right for the City to approve this. Thank you for now.

Agency/Departmental Comments

Site Plan – October 13, 2022

Below is the change from the original PAT but the proposal appears unchanged from SPC:



Z.-1 Table 9.3: To permit Front Yard Setback of 4.5 metres for Unit 12 whereas a minimum of 6.0 metres is permitted.

Z.-1 Table 9.3: To permit Rear Yard Setback of 3.2 metres for Unit 20 whereas a minimum of 6.0 metres is permitted.

Z.-1 Table 9.3: To permit Interior Yard Setback of 5.6 metres for Unit 20 whereas a minimum of 6.0 metres is permitted.

Here are my general and site SPC comments:

General comments:

1. Draft approval for a Draft Plan of Vacant Land Condominium is required prior to Site Plan Approval.

Comments based on current site plan:

1. Clarify how disposable refuse (recycling and waste) is stored and collected on the site plan. Please provide dimensions for the respective areas corresponding to each dwelling. Confirm the Gross Floor Area of each dwelling. Clarify if basement ceiling height is 1.8 metres or more (Z.-1 2). Clarify if the landscaped open space will provide shared amenity space and if so, consider adding purposeful features to this space for amenity. Label any proposed decks, porches, or other galleries/platforms on the site plan with dimensions, setbacks, and height to ensure compliance with the Z.-1 Zoning By-law.
2. Consider ways to avoid side-lotting, such as rotating the façade. Please consider offsetting any tree removals with planting. Provide elevations from all sides in metric.
3. Please illustrate each tree, whether existing or proposed, on the site plan as well as within 3 meters of property lines. Indicate which, if any, trees will be removed. Provide tree protection notes and details for trees to be preserved.
4. Provide at least two visitor parking spaces – visitor parking is required at a rate of one (1) space for every ten (10) dwelling units (C.P.-1455-541 6.2.a.ii). Ensure visitor parking spaces are a minimum of 3 metres from dwellings containing windows to habitable rooms.
5. Please note that accessible and visitor parking count toward total parking. Include parking setbacks on the site plan in accordance with section 4.19.4.c.a of the Z.-1

Zoning By-law. Dimension the garage interior and garage door(s) to clarify parking capacity. Ensure the dimensions of the garage provide sufficient space for a standard parking space with room for ingress and egress. Show the location and design of the accessible parking signage (C.P.-1455-541 7.3; 7.4; Table 14.1). Connect accessible parking to the building entrance with <15 metres barrier-free path of travel (C.P.-1455-541 Table 14.1.4). Ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist.

6. Identify the location of fire route signage and provide a standard detail on the site plan. For the design of the fire route, refer to Tables 6.2 and 6.3 of the Site Plan Control By-law. Show turning movements of emergency vehicles (C.P.-1455-541 6.7). Ensure adequate turning movements in and out of the permitted parking spaces. Ensure that provisions for firefighting have been provided to comply with 3.2.5.1-3.2.5.7 of the Ontario Building Code.

Also of emphasis is Waste Management and Urban Design:

For this proposed plan, the lack of proper turnaround is a concern. There are no t-turns at the end of each internal roadway, which is not ideal for our collection crews, for unit-to-unit collection. Please confirm if the wording of “placed curbside” implies from each unit’s driveway.

- Ensure units 1-12 are street oriented with front doors on Westmount Crescent with direct pedestrian connections to the street for each unit. Consider raised front porches with weather protection.
- Ensure that the front yard setback for units 1-11 is designed and used as front yards and allow for additional individual amenity space in the rear yard.
- Provide enhanced side elevations for all units that are visible from Westmount Crescent (Units 1, 11, 12) with architectural details that are similar to the front elevations including but not limited to number and size of windows, materials and articulation and wrapping porches. Unit 12 should have its front door and façade facing the public street.
- Provide sufficient landscape setback along all interior property lines for landscape buffer and tree planting between the internal driveways/parking and neighbouring properties, as well as between the existing single detached dwelling to the south and the proposed southernly building and amenity spaces.
- Provide elevations for all four sides of the buildings with dimensions, materials, and colours labelled. Further urban design comments will be provided with receipt of these elevations.

Urban Design – October 19, 2022

- There are no urban design comments regarding the ZBA for 614 Westmount Crescent.

This site was previously submitted for SPC and the following comments are to further to be addressed at the Site Plan Application stage.

- Ensure units 1-12 are street oriented with front doors on Westmount Crescent with direct pedestrian connections to the street for each unit. Consider raised front porches with weather protection.
- Ensure that the front yard setback for units 1-11 is designed and used as front yards and allow for additional individual amenity space in the rear yard.
- Provide enhanced side elevations for all units that are visible from Westmount Crescent (Units 1, 11, 12) with architectural details that are similar to the front elevations including but not limited to number and size of windows, materials and articulation and wrapping porches. Unit 12 should have its front door and façade facing the public street.
- Provide sufficient landscape setback along all interior property lines for landscape buffer and tree planting between the internal driveways/parking and neighbouring properties, as well as between the existing single detached dwelling to the south and the proposed southernly building and amenity spaces.

- Provide detailed elevations for all four sides of the buildings with dimensions, materials, and colours labelled. Further urban design comments will be provided with receipt of these elevations.
- 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.

London Hydro – October 20, 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.

Landscape Architect – October 27, 2022

The City Landscape Architect has reviewed the Tree Protection Plan and report prepared by Natural Resource Solutions for the Application for Zoning By-Law Amendment - 614 Westmount Crescent. We have no concerns with regard to the completeness and accuracy of the overall tree inventory and assessment. However, there are 3 areas of the report that need to be updated.

1. The consulting arborist has included text in the report questioning the validity of the City's request for a TPP. The report highlights text within the Tree Protection Bylaw that exempts protection of onsite trees "the Injuring or Destruction of Trees imposed after December 31, 2002, As a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the Planning Act, or as a requirement of a site plan agreement or subdivision agreement entered into under those sections.

This information is incorrect. As per London Plan Policy 1583:

1583_ City Council and its delegated approval authorities may require that a person requesting an amendment to *The London Plan*, applying for an amendment to the *Zoning By-law*, applying for approval of a plan subdivision or condominium, or making an application for a consent to sever, provide any other information or material that Council or its delegated approval authorities consider they may need. Therefore, these broad categories of reports and studies are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process if circumstances necessitate the need for such information as part of the decision making process.

Additional information to be captured in a TPP includes:

- establish the ownership of trees growing along property lines [1672 & 1710 Wharncliffe], including the identification of boundary trees that are protected by the province's Forestry Act 1998, c. 18, Sched. I, s. 21. It is the responsibility of the developer to adhere to the Forestry Act legislation and to resolve any tree ownership issues or disputes.
- Identify critical root zones of boundary trees and those trees up to 3m outside of property lines. This information is used to determine setbacks required to minimally impact boundary and offsite trees.
- Identify City Owned trees and shrubs that require consent to injure or remove. To request the removal of a city tree or to request consent to damage the root system of a City tree, contact Forestry Dispatcher at trees@london.ca
- Identify rare or endangered species that are protected by the province's Endangered Species Act, 2007, S.O., C.6

2. In section 6.0 Compensation - the report identifies tree replacement requirements as per LP Policy 399.4.b (2021a) trees shall be replaced at a ratio of one replacement tree for every 10cm of tree diameter that is removed. The policy will not be applied to this application as the implementation bylaw for the policy is not in place. No cash in lieu will be collected.

3. To identify applicable legislation, permit requirements and consents required, ownership of trees should be included in report- onsite, offsite address, City of London Boulevard and boundary address.

In summary, the report stated:

In total, 44 trees were inventoried.

- No species that are regionally significant or protected under the Species at Risk Act (2002) or Endangered Species Act (2007) were identified;
- 22 are considered to be boundary trees
- 25 are anticipated to be removed
- 19 are anticipated to be retained
- 12 may require pruning based; 7 of the 12 are considered boundary trees

Comments:

1. All boundary trees are protected by the Provincial Forestry Act. No boundary tree can be removed or injured without all co-owners consent. It is the responsibility of the developer to adhere to the Forestry Act legislation and to resolve any tree ownership issues or disputes. Letters of consent must be submitted with Site Plan Application. Trees A, E, F, P will lose a significant portion of their critical root mass, as identified in the Tree Protection Bylaw. The critical root zone of a tree is the portion of the root system that is the minimum necessary to maintain tree vitality and stability. Where critical root zones cannot be adequately protected, trees will be recommended for removal. Alternatively, an increase to the excavation setback from the Southeast property line would eliminate damage to the trees. TH could be oriented perpendicular to

2. The development poses some risk of injury to CoL boulevard trees. All trees located on City of London Boulevards (including their root zones) are protected from any activities which may cause damage to them or cause them to be removed. The coordination to request the removal or of applying for consent to injure the roots of the City trees to be executed with Site Plan Application.

Heritage

Ecology – November 1, 2022

Zoning Amendment to allow a cluster townhouse development comprised of two, three storey buildings.

This e-mail is to confirm 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.

Ecology – complete application requirements

- None.

Notes

- None.

Parks Planning – October 17, 2022

Parks Planning and Design staff have reviewed the submitted notice of application and offer the following comments:

-
- For the residential use, 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.

Engineering – November 10, 2022

The following items are to be considered during a future site plan application stage:

Wastewater:

- The municipal sanitary sewer available is a 200mm diameter sanitary sewer on Westmount Cres.
- The subject site is currently a single family house in a neighborhood of large lot single family homes.
- The proposed will result in 19 townhouse units of which 11 units have direct frontage to Westmount Cres. All street facing townhouses are to have their PDC's directly connected into the fronting sanitary sewer. Narrow lot servicing is to meet City of London standards for minimum frontages required. As part of future proposals and applications additional comments may be forthcoming.
- *Stormwater:*

Comments Specific to the Site:

- As per attached Westmount Storm Area Plan Drawing No16954, the north portion of the site is tributary to the existing 300mm storm sewer on Westmount Cres (STMH W3 to STMH W4) at a C=0.50. An additional south portion of the site (part of A12) is tributary to the other existing 300mm storm sewer on Westmount Cres (STMH W2 to STMH W1). The applicant is to submit a SWM report to provide the servicing strategies for the entire land. In addition, The applicant should be aware that any peak flow beyond the allocated 2-year pre-development AxC discharge from this site will have to be accommodated on-site through SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, alternative infiltration devices, bioswales, etc. Note that the applicant should only utilize one the above noted storm sewer as their outlet and control flows as necessary.

- The proposed development indicates dwellings to be serviced from the Westmonunt Cres. Please ensure that the servicing for narrow lots meet the City standards as per recently finalized or draft standard for street facing townhouses.
- The Developer shall be required to provide a Storm/Drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure on-site controls are designed to reduce/match existing peak flows from the 2 through 100 year return period storms.
- To manage stormwater runoff quantity and quality, the applicant's consulting engineer may consider implementing infiltration devices in the parking area in the form of "Green Parking" zones as part of the landscaping design.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, it's infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- The proposed land use of a medium residential will trigger(s) the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the existing condition flow;
 - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
 - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
 - "normal" level water quality is required as per the MOE guidelines and/or as per the EIS field information; and
 - shall comply with riparian right (common) law.

The consultant shall submit a servicing report and drawings which should include calculations, recommendations, and details to address these requirements.

- Roof runoff should be direct to the controlled areas within the site, and not included as uncontrolled flow.
- Any proposed changes to setbacks should be noted in future submissions.

General comments for sites within Central Thames Subwatershed

- The subject lands are located within a subwatershed without established targets. City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. This may include but not be limited to, quantity control, quality control (70% TSS), erosion, stream morphology, etc.

- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Water:

- - Water is available for the subject site via the municipal 200mm watermain on Westmount crescent.
 - Street facing townhouses fronting Westmount Crescent shall have individual services connected into the fronting municipal watermain
- *Transportation:*
 - Detailed comments regarding access design and location will be made through the site plan process

UTRCA – November 1, 2022

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the Conservation Authorities Act, the Planning Act, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

CONSERVATION AUTHORITIES ACT The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act. DRINKING

WATER SOURCE PROTECTION: Clean Water Act For policies, mapping and further information pertaining to drinking water source protection please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

RECOMMENDATION The UTRCA has no objections or requirements for this application. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned.

Urban Design Peer Review Panel Comments and Applicants Responses, October 25, 2022

Comment No.	Comment	Response By	Response
1	While the Panel generally supports the increased density and proposed land use for the site, the Panel recommends the applicant revisit the Panel at the Site Plan stage for further design review and comments.	MHBC Planning	In the past months, we have been discussing alternatives to find a layout that addresses all the previous comments. We believe we have reached a point with a Layout that can be fully supported by the Panel at the Site Plan stage.
2	The Panel notes that the location of the main site access requires further study. The current location may not be the most appropriate from a transportation perspective and limits opportunities for urban design. Consider shifting the main site access North so that it is perpendicular to Westmount Crescent. With the driveway relocated away from the S-W corner of the site abutting the crescent, consider extending the townhouse frontages along this edge, or providing and landscaped amenity space at this location.	MHBC Planning	The modified layout addresses this comment. The site access was moved north and is now located perpendicular to Westmount Crescent. The townhouse frontage is along the curve (edge) where the access road used to be, allowing for more landscape amenity space.

3	The Panel notes that the increased density proposed on this site warrants consideration for a city sidewalk along the East of Westmount Crescent that extends from the South corner of the subject site to Commissioners Road West.	MHBC Planning	The layout and townhouses frontage along Westmount Crescent creates the proper space to accommodate a City sidewalk to Commissioners Road West.
4	Related to the above, The Panel recommends providing individual sidewalk entrances from the suggested new city sidewalk to the townhouse entrances along Westmount Crescent to activate the street frontage.	MHBC Planning	The units facing Westmount Crescent will have direct and individual sidewalk entrances, connected to the New City sidewalk if approved
5	The Panel recommends that the walkways on the interior of the site should be flush concrete sidewalks rather than asphalt. Connect all pedestrian paths of travel back to the suggested city sidewalk along Westmount Crescent.	MHBC Planning	Sidewalks will be flush concrete and connected to the suggested City sidewalk.
6	The Panel recommends a landscape buffer along the West edge of the North portion of the parking lot to assist in screening and buffering the neighbouring property at 584 Commissioners Road West.	MHBC Planning	The modified layout has shifted the parking lot towards the southern area of the lot, and a green buffer was created between the new parking space and property at 628 Westmount Crescent. The property at 584 Commissioners Road West will be facing the backyard of units 13-18, having a 6m setback.

7	<p>The Panel notes that mirroring the townhouses create relatively blank facades between units. Consider regularizing the units along Westmount Crescent and providing individual sidewalks and entrance will create a more rhythmic and active street frontage.</p>	MHBC Planning	<p>The modified layout addresses this matter, it reduces the blank facades and has individual sidewalks on most of the units.</p>
8	<p>The Panel recommends articulating the side elevations of the exposed corner units to avoid blank facades. This will provide more 'eyes-on-the street,' articulated frontages, and windows for the townhouse units</p>	MHBC Planning	<p>As mentioned in the last comment, the modified layout and elevations addressed this matter. There are larger windows on the side units.</p>
9	<p>The Panel recommends additional articulation of the elevations at the ground floor level, particularly along Westmount Crescent. Consider the following:</p> <ul style="list-style-type: none"> i. Larger windows, especially along the front elevation; ii. Projected bays, similar to the 2 and 3rd floor expression; iii. Porches and canopies to articulate the entrances; iv. Additional landscaping to articulate the entrances. 		<p>The new design addresses these comments, The road access relocation broke the large building of 10 units into 2 buildings providing more articulation, as reflected on the conceptual elevations. Additionally, this configuration allows for larger landscaping areas.</p>

10	The Panel encourages contemporary architectural expressions that will complement the mid-century residential context.		We will address this comment at the Detailed Design Stage and intend to bring to the project contemporary architectural expressions.
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Appendix C – Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The following are characteristics of the proposed application related to the City's climate action objectives:

Infill and Intensification

Located within the Built Area Boundary: **Yes**
Located within the Primary Transit Area: **No**
Net density change: **+17 units (39 units per hectare)**
Net change in affordable housing units: **N/A**

Complete Communities

New use added to the local community: **No**
Proximity to the nearest public open space: **550 metres**
Proximity to the nearest commercial area/use: **145 metres**
Proximity to the nearest food store: **650 metres**
Proximity to nearest primary school: **691 metres**
Proximity to nearest community/recreation amenity: **700m, Woodcrest Community Pool**
Net change in functional on-site outdoor amenity areas: **50.9% landscaped open space**

Reduce Auto-dependence

Proximity to the nearest London Transit stop: **60 metres**
Completes gaps in the public sidewalk network: **Yes**
Connection from the site to a public sidewalk: **Yes**
Connection from the site to a multi-use pathway: **N/A**
Site layout contributes to a walkable environment: **Yes**
Proximity to nearest dedicated cycling infrastructure: **approximately 60 metres**
Secured bike parking spaces: **N/A**
Secured bike parking ratio: **N/A**
New electric vehicles charging stations: **Unknown**
Vehicle parking ratio: **2.2/unit (39 spaces)**

Environmental Impacts

Net change in permeable surfaces: **Increased, 49.1% impermeable surface**
Net change in the number of trees: **Decreased, unknown**
Tree Protection Area: **No**
Landscape Plan considers and includes native and pollinator species: **N/A**
Loss of natural heritage features: **No**
Species at Risk Habitat loss: **No**
Minimum Environmental Management Guideline buffer met (Table 5-2 EMG, 2021): **N/A**

Construction

Existing structures on site: **Yes**
Existing structures repurposed/adaptively reused: **No**
Green building features: **Unknown**
District energy system connection: **No**

Zoning By-law Z.1- Zoning Excerpt



Zoning as of April 30, 2021



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-9

1) LEGEND FOR ZONING BY-LAW Z-1

R1 - SINGLE DETACHED DWELLINGS
 R2 - SINGLE AND TWO UNIT DWELLINGS
 R3 - SINGLE TO FOUR UNIT DWELLINGS
 R4 - STREET TOWNHOUSE
 R5 - CLUSTER TOWNHOUSE
 R6 - CLUSTER HOUSING ALL FORMS
 R7 - SENIOR'S HOUSING
 R8 - MEDIUM DENSITY/LOW RISE APTS.
 R9 - MEDIUM TO HIGH DENSITY APTS.
 R10 - HIGH DENSITY APARTMENTS
 R11 - LODGING HOUSE

DA - DOWNTOWN AREA
 RSA - REGIONAL SHOPPING AREA
 CSA - COMMUNITY SHOPPING AREA
 NSA - NEIGHBOURHOOD SHOPPING AREA
 BDC - BUSINESS DISTRICT COMMERCIAL
 AC - ARTERIAL COMMERCIAL
 HS - HIGHWAY SERVICE COMMERCIAL
 RSC - RESTRICTED SERVICE COMMERCIAL
 CC - CONVENIENCE COMMERCIAL
 SS - AUTOMOBILE SERVICE STATION
 ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

OR - OFFICE/RESIDENTIAL
 OC - OFFICE CONVERSION
 RO - RESTRICTED OFFICE
 OF - OFFICE

RF - REGIONAL FACILITY
 CF - COMMUNITY FACILITY
 NF - NEIGHBOURHOOD FACILITY
 HER - HERITAGE
 DC - DAY CARE

OS - OPEN SPACE
 CR - COMMERCIAL RECREATION
 ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK
 LI - LIGHT INDUSTRIAL
 GI - GENERAL INDUSTRIAL
 HI - HEAVY INDUSTRIAL
 EX - RESOURCE EXTRACTIVE
 UR - URBAN RESERVE
 AG - AGRICULTURAL
 AGC - AGRICULTURAL COMMERCIAL
 RRC - RURAL SETTLEMENT COMMERCIAL
 TGS - TEMPORARY GARDEN SUITE
 RT - RAIL TRANSPORTATION

"h" - HOLDING SYMBOL
 "D" - DENSITY SYMBOL
 "H" - HEIGHT SYMBOL
 "B" - BONUS SYMBOL
 "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z-1 SCHEDULE A



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

FILE NO:

Z-9553

AR

MAP PREPARED:

2023/2/24

JL

1:1,200

0 5 10 20 30 40 Meters