

Planning Justification Report

Shanti Developers Inc.

179 Meadowlily Road

London, ON



December 2020



Zelinka Priamo Ltd.
LAND USE PLANNERS

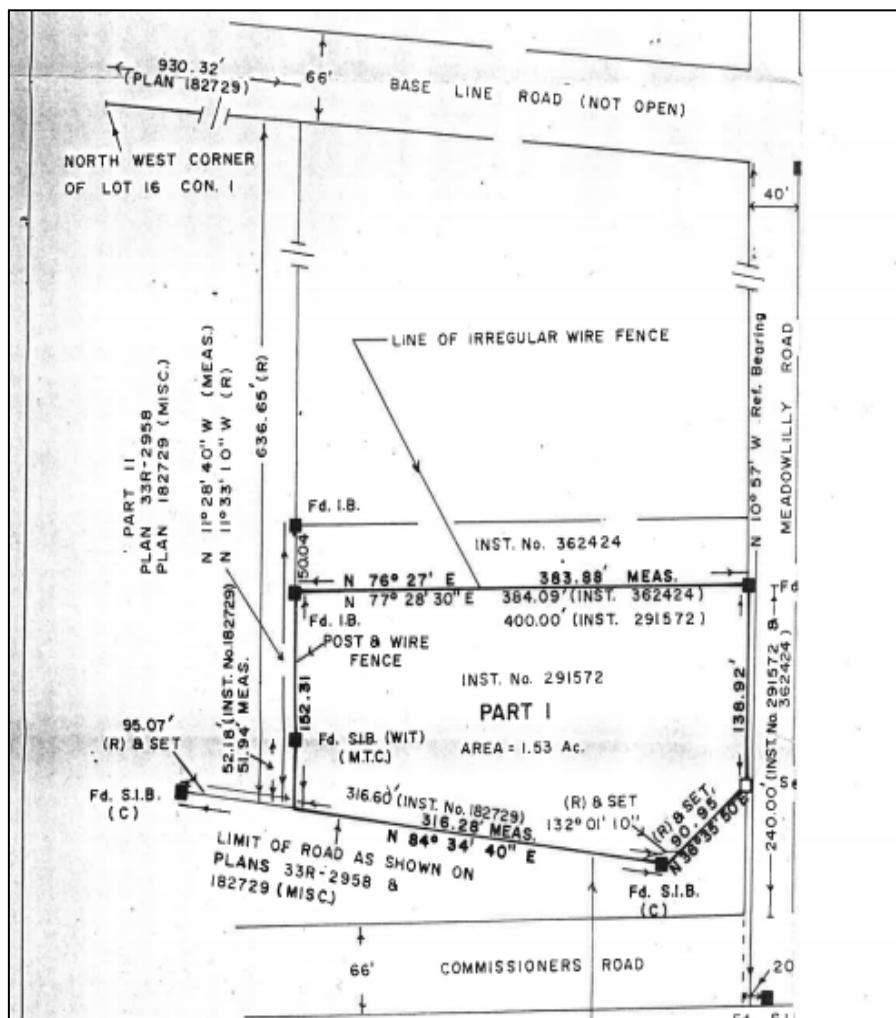
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1.0 INTRODUCTION

Shanti Developments has made an application to the City of London to amend its Official Plan and Zoning By-law to permit the development of cluster townhouses at 179 Meadowlily Road. The lands are located at the northwest corner of Commissioners Road East and Meadowlily Road South (the subject lands), described as Part of Lot 16, Concession 1 shown as Part 1 on Reference Plan 37R-4970.

Figure 1: Survey



Pre-consultation meetings were conducted on June 19, 2018 and August 14, 2020.

2.0 SUBJECT LANDS

The subject lands are located on the northwest corner of Meadowlily Road South and Commissioners Road in London and are currently vacant (See Figure 2).

Figure 2: Subject Lands



The lands are approximately 0.62 hectares (1.53 acres) extending approximately 42.3m (138.8ft) along Meadowlily Road South and approximately 112.6m (369.4ft) along Commissioners Road East.

The site is vacant with tree cover (predominantly Manitoba Maple) on the north part of the site and open area along Commissioners Road East on the south part of the site as shown on Figure 3.

Figure 3: View of Subject lands from Commissioners Road East



A feature at the west end of the site is a topographical depression at the end of the slope from the relatively flat eastern part of the site. Figure 4 shows the small wetland feature.

Figure 4: West end of site



Figure 5 shows the grade separation between the generally flat area on the eastern part of the site and the Commissioners Road right-of-way.

Figure 5: Grade separation at west end of the site



Figure 6 is the view from the front of the subject lands north to the commercial development on the north side of Commissioners Road East. There are no significant views north of the subject lands.

Figure 6: View North from front of Subject lands to Commercial Development



Figure 7 is the view from the front of the subject lands south to Meadowlily Woods. The proposal will not adversely affect the view toward this wooded area of Meadowlily Woods.

Figure 7: View South to Meadowlily Woods from front of Subject lands



Run-off generally sheet flows from east to west across the site and collects in the wetland area. According to the Preliminary Storm Water Management Brief (Stantec, December, 2019) two external catchments contribute to the wetland area. These catchment areas are a 0.56 ha area from single detached dwellings to the north and a 0.86 ha area from Commissioners Road East and the front of the commercial development on the south side of Commissioners Road East. Catchment areas are shown on Figure 8.

Figure 8: Existing Conditions Figure from Stantec Stormwater Management Brief (December 2019)



The site is accessed from Meadowlily Road. Municipal sanitary sewer is available on Meadowlily Road South and water is available via a watermain on Commissioners Road East. There is no municipal storm sewer available to the site.

3.0 SUPPORTING DOCUMENTS

An Environmental Impact Study prepared by MTE Consultants, dated September 28, 2020, a Preliminary Stormwater Management Brief prepared by Stantec Consulting Ltd., dated December 20, 2019 and a Stage 1&2 Archaeological Assessment prepared by Timmin Martelle heritage Consultants Inc., were prepared in support of this application. All the reports were prepared prior to the approval of the Official Plan and Zoning By-law Amendments that implemented the Meadowlily Woods Conservation Plan.

3.1 Environmental Impact Study (EIS)

The EIS contains a review of the land use setting, triggers for the EIS, a description of the natural environment, natural heritage policy considerations, and mitigation recommendations for the proposed development.

Ecological Land Classifications (ELO) and natural heritage features are found on Figure 6a Natural Features in the EIS Report (See Figure 9).

Figure 9: Figure 6a from the EIS



ELO #5 Mam2-10 Forb Mineral Meadows Marsh Type Inclusion outlines the wetland area at the west end of the subject lands.

The EIS contains a Provincial and Municipal Policy review as it relates to natural heritage. The Provincial Policy review of Section 2.1 in the Provincial Policy Statement 2020 concluded a need to consider natural heritage features and functions within and adjacent to the subject lands that influence Broad Scale Fish Habitat.

The EIS reviewed the applicable policies in Section 15 of the 1989 Official Plan. Notably in addressing policy 15.4.2 Wetlands, the EIS states regarding the 0.06 ha wetland that it "...is not sufficiently specialized, nor does it meet the 0.5 ha size requirement to be considered under the Ontario Wetland Evaluation System. It does meet the Upper Thames River regulation requirements..." (pg. 15, EIS). The UTRCA regulation requirement applies to the unnamed Municipal Class F drainage feature (the wetland) at the west end of the site. The lands on which development is proposed is within 30m of the wetland (ELO Community 5) and is in the regulation limit of the UTRCA.

The EIS alerted, that although the wetland does not provide significant natural heritage functions, the concept plan should be altered to minimize interference with the wetland and preserve as much wetland as possible as amenity space while observing grading requirements. The latest iteration of the concept plan implements this recommendation.

The EIS identified ELO#4 CUW1 Mineral Cultural Woodland Inclusion (Manitoba Maple) which extends from the front of the subject lands to the ELO #5 Mam2-10 Forb Mineral Meadows Marsh Type. Manitoba Maples are encroaching into the community from the cultural woodlot to the east. Manitoba Maple is an invasive species.

In Section 7.0 Impacts and Mitigation the EIS recommends measures to protect the wetland including post development monitoring. Provided the recommendations are implemented, MTE is of the opinion that the proposed development can proceed.

3.2 Stage 1 & 2 Archaeological Assessment

Timmins Martelle Heritage Consultants Inc. prepared a Stage 1 & 2 Archaeological Assessment dated May 2019. The subject property was considered free of archaeological concern and no further assessment work is recommended. The assessment has been submitted to the Ministry of Heritage, Sport, Tourism, Cultural Industries and entered into the Ontario Public Register of Archaeological Reports., as acknowledged by the Ministry by letter dated March 18, 2020.

3.3 Preliminary Storm Water Management Brief

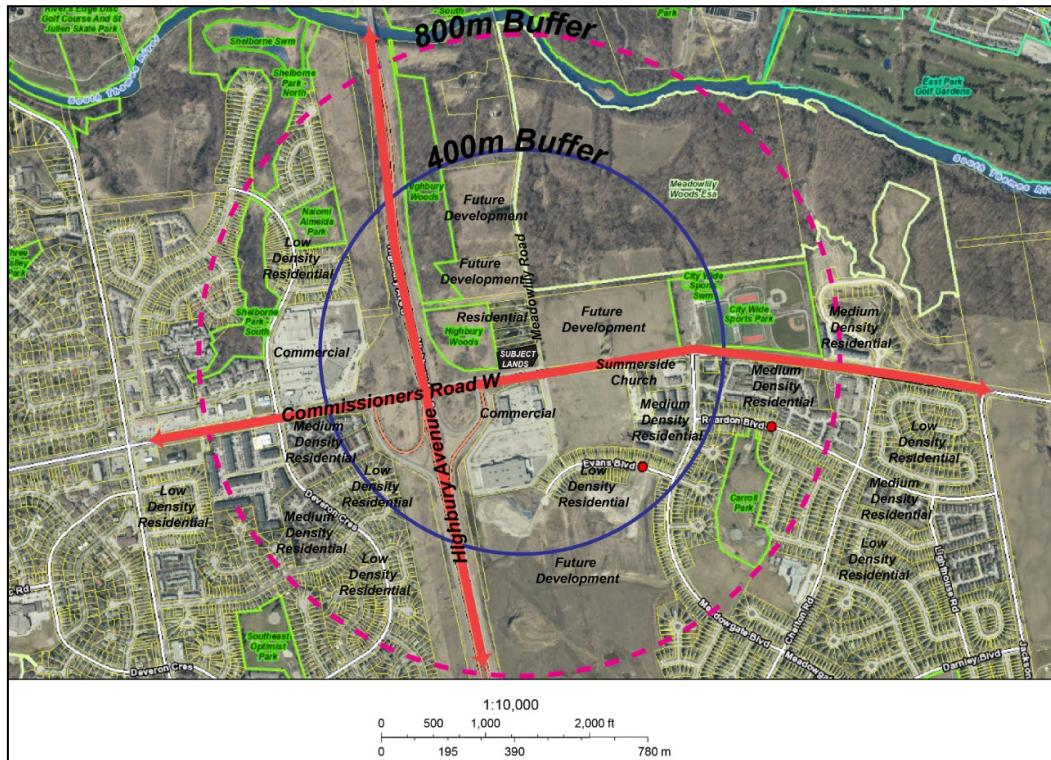
Stantec Consulting prepared a Preliminary Stormwater Management Brief dated December 20, 2019. The subject lands are located in the Central Thames Subwatershed. There is no municipal storm sewer or outlet to service the site. The Brief contains the design criteria for water quantity and quality controls and LID impact measures for the management of storm water which are typically applied where no storm sewers are available. The storm water brief was prepared prior to the latest iteration of the concept plan. The current concept plan is intended to minimize interference with the wetland and preserve as much of the wetland undisturbed and abutting area for amenity space. The concept plan and stormwater management will be further reviewed during detailed design.

Hydrology changes post-development can be mitigated. Proposed water management measures will exceed the required total suspended solid (TTS) removal and runoff rates will meet target rates for storm events.

4.0 NEIGHBOURHOOD CHARACTER AND SPATIAL ANALYSIS

Spatial Analysis, Character, and Compatibility respond to policies 3.2.3.3 Neighbourhood Character Statement, 3.2.4 Compatibility of proposed Residential Development and 3.7.2 Scope of Planning Impact Analysis in the 1989 Official Plan. Surrounding uses and features proximate to the subject lands are identified on Figure.

Figure 10: Spatial Analysis



Lands within 120 m (400 ft.)

Figure 11 shows three of the six large lot single detached dwellings located north of the subject lands. The six dwellings are a mix of one and two storey dwellings with brick and siding construction, varied roof types and well maintained lawns. The dwellings are set back from the road allowance. A vacant lot separates the dwellings from the north property line of the subject lands. Adequate separation is provided between the proposed development and these single detached dwellings.

Figure 11: view of residences fronting on Meadowlily Road South north of subject lands



Figure 12 is the commercial development located south of the subject lands. A variety of services are provided in this development and additional uses and services could be provided in the future.

Figure 12: commercial development south of the site



Figure 13 is the City owned (Highbury Woods) that abuts the west side of the subject lands. Highbury Woods is recently approved as an addition to the Meadowlily Woods ESA.

Figure 13: Highbury Woods west of the subject lands



Figure 14 is the open field east of the subject lands which is in agricultural use. Future development is planned on these lands according to the Official Plan(s).

Figure 14: land use east of subject lands



Lands within 400 m

The Spatial Analysis Figure 10 identifies future development areas north and east of the subject lands that are within 400m. Current development application activity includes a townhouse single detached condominium proposal which is under consideration and another is in the pre-consultation stage, both north of the subject lands. Meadowlily Woods ESA has been approved by Council to be enlarged. The approved enlarged boundary abuts the rear of the subject lands.

Figure 15 is an example of small lot two storey single detached dwellings with attached garages at the front that dominate the streetscapes within 400 m. The example is located on the north side of Evans Avenue. Evans Avenue is located southeast of the subject lands. Typical construction materials are various coloured brick and siding.

Figure 15 Single detached dwellings on the north side of Evans Avenue



Figure 16 is a commercial plaza located in the southeast quadrant of Commissioners Road East and Meadowgate Boulevard. The plaza is within walking distance of the proposed development and offers convenience and personal services.

Figure 16: Commercial Plaza viewed from Commissioner Road East



Figures 17 and 18 are recently constructed three storey condominium street townhouses and block townhouses located on the west side of Meadowgate Boulevard. The Townhouses in Figure 18 are clearly visible from the subject lands.

Figure 17 Street Townhouses fronting on Meadowgate Boulevard



Figure 18 view of condominium Townhouses southeast of the subject lands



Figure 19 is the Commissioners Road overpass located west of the subject lands. Lands on the east of the Highbury right-of-way are the City owned Highbury Woods. These lands were approved to be included as part of the Meadowlily Woods ESA. The hydro utility corridor is located on the west side of Highbury Avenue.

Figure 19 Commissioners Road Overpass Highbury Avenue.



Lands within 800 m

The large undeveloped areas identified as future development on the spatial analysis figure in the southeast quadrant of Highbury Avenue and Commissioners Road East have subdivision applications under review.

Meadowlily Woods ESA and the City Sports Fields are the dominant features in the Northwest Quadrant of Highbury Avenue and Commissioners Road East. The ESA offers passive recreational opportunities while the sports fields offer active recreational opportunities.

Figure 20: City Sports field



Figure 21 is typical of small lot single detached development found in the Southeast quadrant of Highbury Avenue and Commissioners Road East. These dwellings are located on Reardon Boulevard and are representative of development on the local streets in the area.

Figure 21: Small lot Single Detached Dwellings on Reardon Blvd.



The southeast quadrant is also served by Carroll Park, a centrally located neighbourhood park.

Figure 22: Entrance to Carroll Park from Reardon Blvd.



A number of low profile condominium townhouse developments are located in the Southwest quadrant of Highbury Avenue and Commissioners Road East. Figure 22 is the entrance into the Coventry Park development from Meadowgate Boulevard and Figure 23 is a view of the east end of Coventry Park. Note that all townhouse developments are labeled medium density on the Spatial Analysis Figure.

Figure 23: east end of Coventry Park view from Commissioners Road East



Figure 24: Entrance into Coventry Park Condominium



Figures 25 and 26 are views of the commercial, institutional, and residential uses at the intersection of Commissioners Road East and Deveron Crescent located west of the subject lands.

On Figure 25 Fire Station No. 5 is in the northwest corner of the intersection and the Shoppers Drugmart is in the southwest corner. The plaza to the west of the Fire Station has a variety of office and personal service establishments and the Pond Mills Library Branch (See spatial analysis figure). A three storey multifamily building is visible west of the Shoppers.

Figure 25: view west from the intersection of Commissioners Road East and Deveron Crescent



Figure 26, the view east from the intersection of Commissioners Road East and Devon Crescent shows the low profile condominium townhouse development in the southeast quadrant and commercial development including a food/grocery store in the northeast quadrant.

Figure 26: View east from the intersection of Commissioners Road East and Devon Crescent



Figure 27 is a three storey multifamily condominium building of brick and vinyl construction with balconies that abuts the south side of the above noted Shoppers Drugmart.

Figure 27: view from Devon Crescent



In summary, the subject lands are located at the intersection of Commissioners Road East and Meadowlily Road. Abutting land uses are single detached dwellings to the north, commercial to the south, agricultural to the east and open space to the west.

Commissioners Road East is on the eastern edge of the Primary Transit Area. Bus Routes serve this area, connecting the area to destinations such as schools and higher order shopping areas in the City. Bike Lanes are also marked on Commissioners Road. Municipal Sidewalks are located on both sides of Commissioners Road and the intersection of Commissioners Road and Meadowlily Road South is signalized.

The predominant land uses within 400m and 800m in the northeast quadrant of Commissioners Road East and Highbury Avenue is the Meadowlily Woods ESA and the City Sports Fields. Vacant lands are under review for development. Development applications are ongoing on vacant lands north of the subject lands. An appeal to the Local Planning and Appeal Tribunal has been lodged against Council's recent planning approvals to expand the Meadowlily Woods boundary.

In the southeast quadrant recent development has been in the form of contemporary styled three storey condominium townhouses of brick and vinyl construction with single car garages and balconies. The one and two storey single detached dwellings in the quadrant have various shades of brick and siding construction materials, single or double car garage, a variety of window types, variations to gable roof styles and small well maintained landscaped areas. Large areas of vacant lands are under review for development.

The northwest and southwest quadrants are built out stable areas. The one and two storey single detached dwellings have much the same construction and site characteristics as this form of development in the southeast quadrant of Highbury and Commissioners Road. This area is well served by commercial, medical, automotive, restaurant and general office uses that are located at the intersections of Commissioners Road East and Devon Crescent. These day to day convenience and higher order commercial services are within walking or cycling distance of the subject lands.

5.0 DESIGN GOALS AND OBJECTIVES

The goal is development of an underutilized parcel of land for affordable housing that will provide an attractive, compatible, and complementary addition to the Commissioners Road East streetscape while conserving the natural heritage features and functions of the Meadowlily Woods ESA. The proposed development will be built in a manner that is consistent with the condominium townhouse built form recently constructed in the area. The proposal will provide visually attractive buildings. As such, the proposed development is intended to:

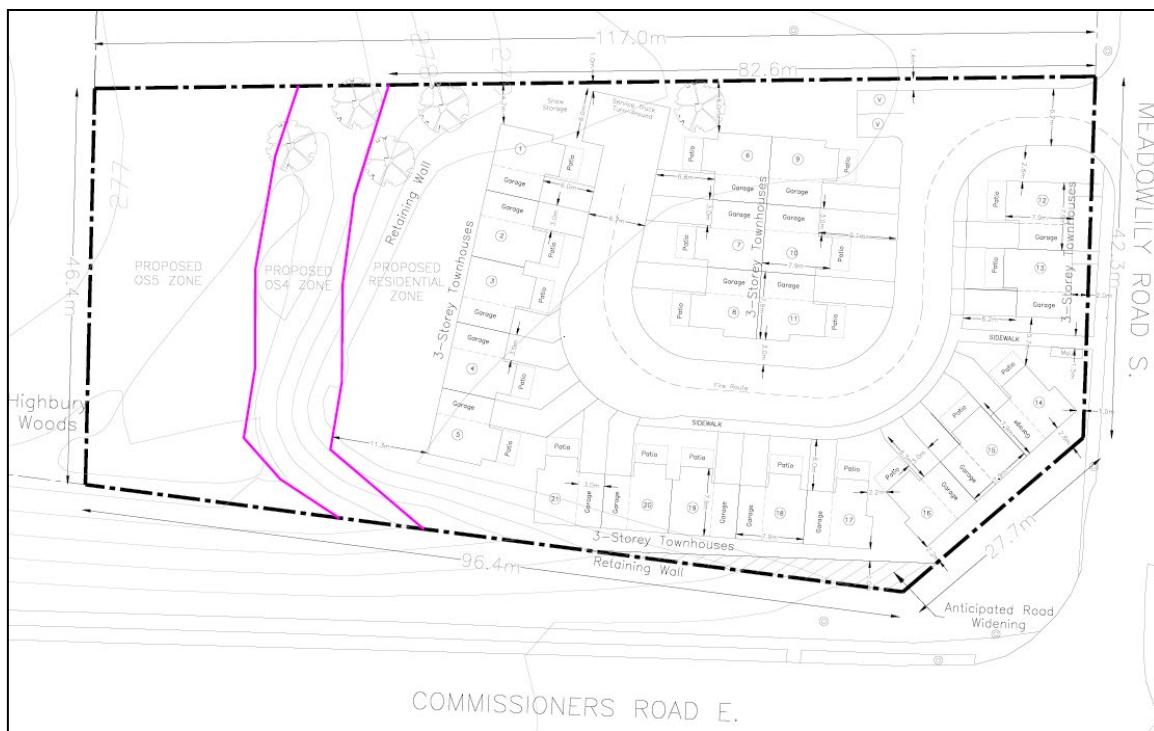
- Be consistent with the urban design guidelines of the Official Plans and protect the Meadowlily Woods ESA;
- Improve and enhance the existing streetscape of Commissioners Road East;

- Provide a development that utilizes quality materials in a built form compatible with current and proposed townhouse development in the area; and,
- Provide a pedestrian-oriented environment along Commissioners Road East.

6.0 PROPOSED DEVELOPMENT

Figure 28 is a proposed concept plan for a condominium development. The concept plan has gone through a number iterations informed by the Environmental Impact Statement prepared in support of this application, the Stormwater Management Brief and the recent approval of Official Plan and Zoning By-law Amendments to implement the Meadowlily Woods Conservation Plan.

Figure 28: Concept Plan



Tree removal is required on the area proposed for development. It is noted that the predominant tree is the Manitoba Maple tree, an invasive species. Boundary trees along the north boundary are proposed to be conserved. A tree preservation plan will be prepared at site plan review.

The proposed development will be comprised of three storey cluster townhouses ranging in size from 158m² to 160m² (1700ft²-1722ft²) of gross floor area. Access to the subject lands will be provided by a driveway from Meadowlily Road South setback approximately 75 m from the intersection of Meadowlily Road South and Commissioners Road East.

Access for each unit is from the internal driveway. The concept shows; a sidewalk and pathway connecting the units to Meadowlily Road South; small amenity area, snow removal area, location of Canada Post box, and visitor parking. The dwelling units along Meadowlily and Commissioners are proposed to be oriented to the streets. The facades facing the driveway are the main entrances, however design features facing the street and sides of end units exposed to the streets are proposed to include materials and articulation comparable to that found on the internal elevations. Full elevations will be provided at site plan review.

The concept plan also shows: the anticipated road dedication; the small wetland area proposed to be zoned Open Space (OS5) identified in the Environmental Impact Statement prepared in support of this application; an approximate 10m wetland setback which is proposed to be zoned Open Space (OS4) and the proposed compound Residential Zones that regulate the part of the subject lands proposed for development; the proposed retaining walls along Commissioners Road East and internally at the west side of the subject lands; footprints of patios and balconies; and visitor parking.

The size and shape of the site, the existing wetland feature, the grade separation at the west end including along Commissioners Road East require the proposed orientation internally of walkways and the internal main entrances to the dwellings. The proposed sidewalk is connected to Meadowlily Road. The proposed minimum 1.0 m external side yard (Commissioner Road East and the proposed 1.0 m front yard (Meadowlily Road) are requested noting that actual setbacks are greater for the most part as is shown on the concept plan. No adverse impacts are expected on existing and future land uses in the areas. The proposed reduction to the interior side yard to 4.7 m from the required 6.0 m will not impact existing or future development on the abutting vacant lot. The proposed setbacks on street fronts are consistent with the current policy of orienting buildings to sidewalks and street edges.

Applications for Site Plan Approval and Draft Plan Approval are planned subsequent to the approval of the application for the Amendments to the Official Plan and Zoning By-law.

Figure 28 shows elevations of buildings contemplated for the site.

Figure 29: Elevations



7.0 COMPATIBILITY REPORT AND PUBLIC REALM

MASSING and BUILT FORM

The three buildings that front on Commissioners Road and Meadowlily Road comprise approximately half of the mass of the proposal. The concept is to define and enhance the streetscape particularly along Commissioners Road East with a built form on the streetscape and to provide a defined space for the internal buildings. Massing of the buildings along the Commissioners Road will also provide a barrier to sound the buildings located internally on the site and the existing residences to the north of the site.

The proposed buildings provide a built form and massing that is similar to new construction at Meadowvale Road. With added architectural detail the rectangular form the buildings will enhance the streetscape along Commissioners Road East by providing an attractive built form on the streetscape.

ARTICULATION

The design of the buildings incorporate horizontal and vertical elements that articulate the development.

Horizontal and vertical elements include the windows, balconies and patios and contrasting materials. These elements create visually stimulating buildings that are an appropriate enhancement to the Commissioners Road East streetscape.

ARCHITECTURAL TREATMENT

The proposed material palette for the buildings will consist of quality materials, colours, and textures. These materials will be confirmed throughout the planning process.

PUBLIC REALM

The public realm is located along Commissioners Road East and Meadowlily Road which offers the experience for those passing by, to view the rear of the physical design of the building.

The position and orientation of the buildings close to the street will enhance the pedestrian experience providing passive surveillance and animation of the street. There are opportunities for street trees and enhanced landscaping to further define the streetscape (where feasible), which will be reviewed and determined throughout the Site Plan Approval process.

8.0 PROPOSED AMENDMENTS

The west part of the subject lands, as shown on Figure 30, are affected by the recent amendments to the 1989 Official Plan, The London Plan and Zoning By-law Z.-1. These amendments reflect the Meadowlily Woods Environmentally Significant Area (ESA) Conservation Master Plan revised boundaries. The approved boundary for the ESA incorporates the west part of the subject lands.

Figure 30: Overlay on Meadowlily ESA Boundary



An Official Plan Amendment is required to change the designation of the subject lands from Urban Reserve Community Growth to Low Density Residential and Open Space on Schedule 'A' Land Use and a minor adjustment to the Meadowlily Woods ESA boundary with associated changes to Map Schedule B1 (Flood Plain and Environmental Features) in the 1989 Official Plan.

After the London Plan maps are in force and effect the Place Type on Map 1 on the rear of the subject lands would change from Neighbourhood to Green Space with attendant changes to Map 5 Natural Heritage.

The EIS prepared in support of this application identified a 10m wetland setback which is proposed to be Zoned Open Space (OS4). The Open Space (OS4) Zone together with the Open Space (OS5) comprise the proposed area to remain within the Meadowlily Woods ESA. The boundary between the proposed Open Space (OS4) Zone and the Residential (R6-5_) and Residential (R5-6) zone is the proposed minor adjustment to the Meadowlily Woods ESA. The area proposed to be zoned Residential (R6-5_) and Residential (R5-6) zone is proposed to be designated Low Density Residential on Schedule 'A' Land Use in the 1989 Official Plan.

Based on the floor plans prepared for the concept plan, 21 dwelling units are possible at a density of 46u/ha. Alternative floor plans with smaller footprints could yield more dwellings on the subject lands. A density of 50u/ha which would allow 23 dwelling units is proposed.

The proposed site specific Residential (R6-5(_)) and Residential (R5-6) zone requires the following special regulations:

- Maximum density of 50 UPH
- Minimum Front Yard Setback of 1.0 m
- Minimum Exterior Side Yard Setback 1.0 m
- Minimum Rear yard setback 11.0 m
- Minimum Interior Side yard setback 4.7 m

A special regulation for the proposed Open Space (OS4) zone would allow grading and naturalization.

The h-2 holding provision would remain.

9.0 PLANNING POLICY ANALYSIS

9.1 2020 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and the protection of resources. All planning applications, including Zoning By-law Amendment applications are required to be consistent with these policies. The PPS 2020 came into effect on May 1, 2020.

Section 1.1.1

Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating 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), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

The proposed development is an efficient and appropriate form of development for the subject lands. It adds housing in the affordable range and adds to the mix of housing types that meet the long-term needs for housing in an area where this type of housing is in demand and needed. Given that the proposed development is a compact and cost-effective form of development that will make full use of municipal facilities and services consumption of land and servicing costs are minimized. The Environmental Impact Statement and Storm Water Management Brief demonstrate that natural heritage features and functions and predevelopment storm water flows and quality can be maintained without adverse effects.

Section 1.1.3.1

Settlement areas shall be the focus of growth and development.

The subject lands are within a settlement area, being within the Urban Growth Boundary and Built-up Area of the City of London.

Section 1.1.3.2

Land use patterns within settlement areas shall be based on:

- 1.1.3.2 densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) 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;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) prepare for the impacts of a changing climate;
 - e) support active transportation;
 - f) are transit-supportive, where transit is planned, exists or may be developed;

Section 1.1.3.3

Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield

sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposed development broadens the range and mix of residential land uses, built forms, and intensities in the area. It makes efficient use of underutilized land, resources, infrastructure, and existing transportation networks.

The proposed development is intensification as it proposes development of a vacant/underutilized lot. The subject lands are an appropriate location for intensification as they are located within walking distance of municipal convenience and personal and medical dental uses. Location on an arterial road provides access to public transit along Commissioners Road. The portion of the subject lands on which development is proposed has the area and dimensions to accommodate the proposed number of dwelling units and parking, while also providing appropriate building setbacks. The proposed development will make use of existing municipal services along Commissioners Road East. Existing public service facilities, including parks and schools provide support for the proposed development. Given the above information, the proposed development is appropriate for the subject lands and is well suited for the proposed density.

SECTION 1.1.3.4

Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding risks to public health and safety.

The proposed development is a compact form of development that is generally desirable along higher-order roads. The proposed special provisions amendments to the Zoning are appropriate. The location of the buildings close to the street is consistent with current City policy. Setbacks from adjacent buildings are substantial and the separation distances together with new native vegetation will provide a form of development that is compatible with the abutting well maintained residential uses. There are no risks to public health and safety. The subject lands are also proximate to a range of recreational, commercial and service amenities in the area, encouraging the use of the active transportation infrastructure which serves to enhance public health. Given the above, the proposed development enhances health and safety opportunities for residents.

Section 1.4.3

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development contributes to a range and mix of housing types and is consistent with the general objective of encouraging intensification at appropriate locations and providing affordable housing. The proposed development has been designed to be a housing type that interfaces with the street, providing activation of the streetscape in an area along Commissioners Road East.

As previously stated residential intensification contributes to the efficient use of infrastructure and public service facilities, encourages compact, cost-effective development, and supports the use of active transportation and public transit (Routes #'s 1 and 16) along Commissioners Road East. Excepting storm sewers, municipal servicing is available along Commissioners Road East to support the proposed development.

Section 1.5.1

Healthy, active communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;

The proposed development uses reduced setbacks and urban design to create a public realm that is safe and enjoyable. Connections to activity mobility networks help to foster social interaction and community connectivity. The subject lands are within walking distance of the Meadowlily Woods walking trails and a transit stop on Commissioners Road is located adjacent to the subject lands.

Section 1.6.6.2

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development will make use of full municipal services; and it is our understanding that there is sufficient capacity to service the development.

Section 1.6.6.7

Planning for stormwater management shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) *minimize, or, where possible, prevent increases in contaminant loads;*
- c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The Storm Water Management Brief demonstrates that stormwater can be managed consistent with Section 1.6.6.7 of the PPS.

Section 1.6.7.4

A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Section 1.8.1

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) *maximize vegetation within settlement areas, where feasible.*

The proximity of the site to established active mobility networks and existing public transit will provide an alternative mode of transportation for residents and minimize vehicle trips. New native vegetation and naturalization is proposed in areas that will experience disturbance to protect the abutting ESA and add desirable vegetation to the City.

Section 2.2 Water

2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*

i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

The preliminary Stormwater Management Brief demonstrates consistency with Section 2.2 of the PPS. Surface water features, ground water features and hydrologic functions will not be affected provided the recommendations of the EIS and SWM brief are implemented.

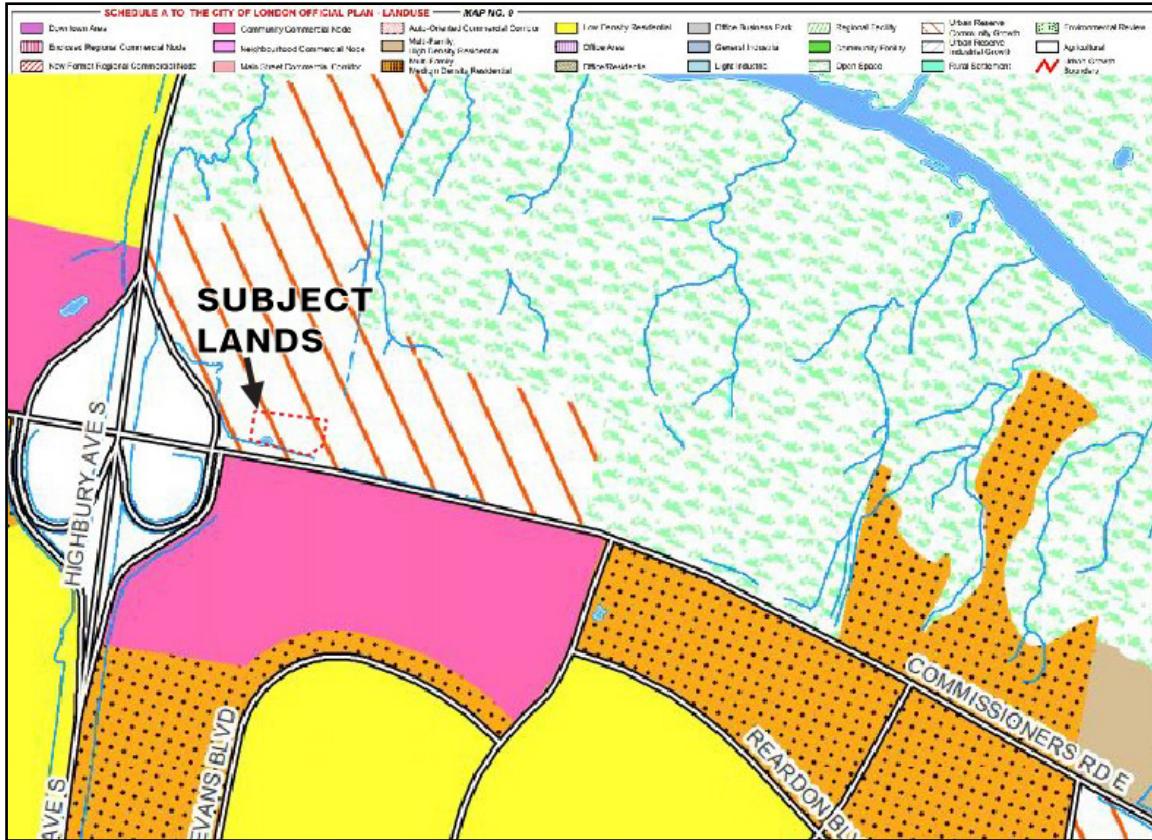
2.1 Natural Heritage

MTE Consulting Inc. has submitted an Environmental Impact Statement (pg.'s 13-15). Provided the recommendations in the EIS are implemented the proposal is consistent with the PPS Natural Heritage policies.

9.2 1989 CITY OF LONDON OFFICIAL PLAN

The 1989 City of London Official Plan policies currently apply to the east part of the subject lands. The subject lands are designated 'Urban Reserve Community Growth' on the east part of the subject land. In October the rear part of the lands were designated to Open Space by amendments to expand the Meadowlily Woods ESA. The 'Urban Reserve Community Growth' designation and related polices remain unchanged.

Figure 31: The 1989 Official Plan Schedule 'A'



In Subsection 9.4.3 of the Official Plan, the Urban Reserve designation states:

"...intended to provide a general indication of the mix of urban land uses proposed" ...and Community Growth Areas "will be composed of predominately residential uses but will include commercial, institutional, and open space uses that are supportive of the community as well as provide employment opportunities in a community setting".

The Official Plan must be amended to replace the Urban Reserve Community Growth designation in order to permit the proposed development.

Area-specific policies that apply to the subject lands include Subsection 9.4.6 which states,

"Within the Urban Reserve area bounded by the Thames River/Meadowlily Woods on the north, Commissions Road on the south, Jackson Road on the east and Highbury Avenue on the west, it is anticipated that there will be proposals to provide higher density housing forms and some commercial services for the

future residents of the area. Considerations will be given to redesignating the lands to permit an appropriate mix of residential development and some commercial development”.

The proposed development is consistent with the general direction provided by Subsection 9.4.6. An official Plan Amendment is also required for the proposed minor boundary adjustment to the Meadowlily Woods ESA.

The City Structure policies provide the strategic basis for the formulation of specific land use, servicing and development control policies.

Applicable strategic policies found in 2.4 City Structure Policies are Neighbourhood Protection, Conservation of the Natural Heritage System, and Encouraging Intensification at appropriate locations.

The subject lands are located in an area with significant development activity. The proposed development and intensification is located such that existing land uses and character of the area will not be adversely affected. The proposed development is in character with new development in the area.

The valley lands of the Meadowlily Woods is a primary open space resource in the Natural Heritage System.

Residential intensification is encouraged where lands are appropriately located and servicing and amenities are available subject to intensification policies.

The proposed development is generally in conformity with the objectives for residential development found in 3.1.1. General Objectives For All Residential Designations and 3.1.2. Low Density Residential Objectives.

The following analysis demonstrates the proposal is appropriate in the context of the residential objectives.

3.2.1. Permitted Uses

The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses.

The proposed condominium townhouse development is a permitted use in the Low Density Residential designation. The proposed 50 UPH does not exceed the maximum density permitted under policy 3.2.2 and satisfies the provisions in policy 3.2.3.

3.2.2. Scale of Development

Development within areas designated Low Density Residential shall have a low rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

Density of Residential Uses

...The calculation of residential density is described in policy 3.6.10.

The proposed three storey buildings are low rise and low coverage (27 %) that will have no shadowing problems, no obstruction to views and impose no loss of privacy on neighbours. Separation distance from existing buildings is significant.

The calculation of the residential density is based on the description in policy 3.6.10. The area proposed to be rezoned is designated Low Density Residential.

Where a lot is divided into two or more zones, each zoned portion is considered a separate lot in the City of London Z.-1 Zoning By-Law (Section 3.9 2 i). The proposed density on the lands proposed to be zoned site specific compound Residential 6 (R6-5_) and Residential (R5-6) zone with special regulations is 46.0 UPH. 50 UPH is possible. No development is proposed in the Open Space (OS-5) Zone. Grading as required and naturalization is proposed in the area proposed to be zoned Open Space (OS-4) Zone.

3.2.3. Residential Intensification

Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form. Residential Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law, subject to the following policies and the Planning Impact Analysis policies under Section 3.7. Where the subject lands are within a specific residential area identified under policy 3.5, the application of the following residential intensification policies will supplement those specific policies, but will not supersede them. Residential Intensification projects shall use innovative and creative urban design techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained as outlined in policy 3.2.3.3. and 3.2.3.4.

3.2.3.1. Definition

Residential intensification refers to the development of a property, site or area at a higher density than currently exists on the site through:

ii) the development of vacant and/or underutilized lots within previously developed areas;

The proposed development is residential intensification of an underutilized lot. The subject lands can accommodate residential development at the proposed density.

3.2.3.2. Density and Form

Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare...

The proposed development is within the range of up to 75 UPH residential intensification density which is permitted within the “*low density residential*” designation and is in a built form envisioned to be developed at suitable locations in the low density residential.

The proposed development height is within the maximum height permitted in the existing zoning and the zoning being sought. The proposed increase in density is modest. The proposal recognizes the existing low rise development form in the area and the low rise development form currently under development south of the river.

3.2.3.3. Neighbourhood Character Statement

An inventory of the urban design characteristics of the structures and the natural environment within a neighbourhood shall be undertaken by the applicant, as outlined in section 3.7.3.1. of the plan. The physical environment of the neighbourhood, composed of its lots, buildings, streetscapes, topography, street patterns and natural environment are some of the elements that collectively determine much of the character of a neighbourhood and its streetscape. A well organized and documented understanding of a neighbourhood’s character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of a neighbourhood.

3.2.3.4. Compatibility of Proposed Residential Intensification Development

As part of an application for residential intensification, the applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7.3.1. of the plan.

3.7.2. Scope of Planning Impact Analysis...

3.7.3. Information Required...

(a) *Neighbourhood Character Statement*

(b) *Compatibility Report.*

Planning Impact Analysis was prepared and demonstrates that the proposal is in character with existing and proposed development in the spatial analysis area.

The west end of the subject lands are designated Open Space.

8A.1 OBJECTIVES FOR THE OPEN SPACE DESIGNATION

vi) Provide for the protection of natural heritage areas which have been identified, studied and recognized by Council as being of citywide, regional, or provincial significance.

8A.2.2. Permitted Uses

Public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses are permitted in the Open Space designation. Agriculture; woodlot management; horticulture; conservation; essential public utilities and municipal services; and recreational and community facilities; may also be permitted. Zoning on individual sites may not allow for the full range of permitted uses.

Natural Heritage Areas (Designated as Open Space)

ii) Where components of the natural heritage system are included within the Open Space designation, the provisions of policy 15.3.2. concerning permitted uses within natural heritage areas designated as Open Space, shall take precedence

15.3.2. Permitted Uses

ii) Notwithstanding policy 8A2.2., development and site alteration shall not be permitted in other natural heritage areas designated as Open Space, except:

(a) Existing development and uses, and expansions to existing uses provided that it can be demonstrated to the satisfaction of Council that there will be no negative impacts on the natural features or their ecological functions.

Components of the Natural Heritage System designated as Open Space include Meadowlily Woods (Policy 15.4.1.1. Identification of Environmentally Significant Areas iii). Council expanded the boundaries of Meadowlily Woods including the west part of the subject lands in accordance with policy 15.4.1.1. The expanded boundary impacts the development potential of the subject lands. Based on the EIS prepared in support of this application the boundary could be reduced to not include as much area of the west end of the subject lands.

Section 15.3.6 Ecological Buffers provides for ecological buffers to protect features and functions based upon the recommendations of an approved EIS (15.3.6 i). The EIS prepared in support of this application reviewed and analyzed policies 15.4.1 through 15.4.15 (pg.'s 15, 16 in the EIS). These policies are the natural heritage considerations in the Official Plan. The EIS dated September 30, 2020, was prepared a month prior to Council approved adding the west end of the subject lands to the Meadowlily Woods ESA. Notwithstanding that the lands proposed to be built upon are now adjacent to the ESA, the findings and recommendations of the EIS remain valid. The analysis found that features and functions requiring further consideration under the Official Plan are water quality and quantity of the municipal class F drain (on located on the west end of the subject lands) which are adjacent to the lands proposed to be built on subject lands.

Provided that the recommendations in the EIS are implemented the proposed amendments to permit the development will have minimal if any adverse impacts.

The Environmental Impact Study was prepared in accordance with Section 15.5 Environmental Impact Studies.

The 1989 City of London Official Plan includes design principles that are applied to new developments. Section 11.1 lists the general principles that are to be promoted in preparation of development proposals. The individual principles listed do not always apply to each specific development, and are dependent upon the location and characteristics of the proposal. The design principles relevant to the proposed development, and how they are addressed, are outlined as follows:

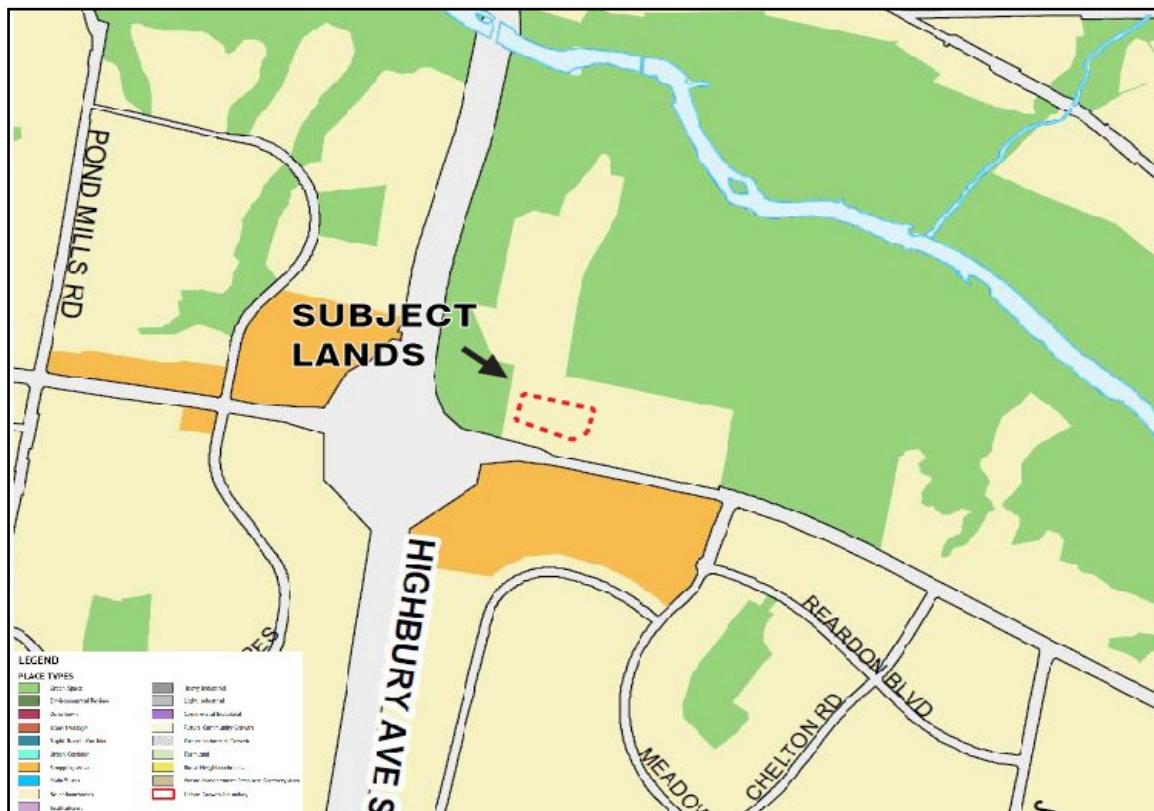
- **Design Standards** – The proposed development provides for contemporary building designs that make use of modern design practices, quality materials, and accents visible from the street (Section 11.1.1.iv);
- **Streetscape** – The placement and orientation of the buildings towards the streets with a quality building façade improves the attractiveness and visual appeal of the streetscape. Opportunities for signage, lighting, and landscaping will be detailed throughout the Site Plan Approval process (Section 11.1.1.vii);
- **Pedestrian Traffic Areas** – Pedestrian traffic to and from the proposed development will be connected to the public sidewalk along Meadowlily Road and along Commissioners Road East where the grade permits. (Section 11.1.1.viii);
- **Access to Sunlight** – Access to sunlight is evaluated both in terms of potential effects on existing sunlight exposure to abutting lands and natural light penetration to the proposed development. Sunlight exposure for abutting lands will ultimately remain unchanged. (Section 11.1.1.ix);
- **Building Positioning** –The buildings are positioned and oriented towards the Commissioners Road East and Meadowlily Road streetscape, thereby creating a vibrant street wall and a visually appealing street edges. Buildings are oriented away from the ESA (Section 11.1.1.xi);
- **Privacy** – No overshadowing or overlooking into abutting spaces will occur.(Section 11.1.1.xiv).
- **Waste Management** – Waste disposal will be accommodated internal to the buildings.

9.3 THE LONDON PLAN

The City of London Council adopted a new City of London Official Plan (*The London Plan*) on June 23, 2016 and the Ministry of Municipal Affairs (MMA) issued its approval of the new Official Plan, with modifications, on December 28, 2016. London Plan policies remain under appeal. This report has regard for the policies, figures and maps in *The London Plan*, but given that these are not currently in full force and effect, the proposed development is not subject to conform to the policies, figures, and maps that are under appeal.

The subject lands are within the Neighbourhoods Place Type on Map 1 - Place Types as shown on Figure 32.

Figure 32: The London Plan Map 1 – Place Types



Meadowlily Road South is a 'Neighbourhood Street' classification and Commissioners Road East is a 'Civic Boulevard' classification according to Map 3 - Street Classifications of the London Plan. Street classification informs permitted residential uses and heights.

According to Table 10 "Range of Permitted Uses" in the Neighbourhoods Place Type, the range of permitted uses include single-detached dwellings; semi-detached dwellings; duplex dwellings; converted dwellings; townhouses; secondary suites; home

occupations; and, group homes. According to Table 11 “Range of Permitted Heights” in the Neighbourhoods Place Type, a minimum of 2 and maximum of 4 (Bonus up to 6) storeys is permitted on the subject lands. Three storeys is proposed.

Applicable key directions in the Plan are to promote affordable housing, mix of housing types including integration of housing forms into neighbourhoods, to protect natural heritage features and functions and intensification in various forms in all residential place types.

The City Structure Plan shows a growth framework that establishes a plan for shaping growth over the next 20 years (**Policy 71**). The subject lands are within the City Urban Growth Boundary (**Figure 1-Urban Growth Boundary**). A target of the Plan is that a minimum of 45% of all new residential development will be achieved within the Built-Area Boundary (**Policy 81**). The subject lands are on boundary of the Primary Transit Area (**Figure 3-Primary Transit Area**).

The Plan strongly encourages many forms of intensification and mix of housing types in all residential place types (**Policies 59_4., 59_5., 80_4., 84, 506, 937 939**), integration and accessibility to affordable and safe housing (**Policies 497_1., 497_3.**) and the importance of protecting the Environmentally Sensitive Areas. The proposal adds to the supply of affordable housing.

The proposal provides a housing choice that is well connected to other locations (secondary and post secondary education, higher order shopping, and employment) in the City. Safe and convenient alternatives for mobility are available and daily goods and services are within walking distance. Safe access by different means of mobility is also available to a range of municipal facilities (parks and pathways). The proposal has many elements for the vision of City Neighbourhoods. (**Policy 916**).

City Design (**Select Policies from 194 to 294**), Urban Design (**Policy 953**) and Evaluation Criteria (**Policy 1577**) of the Plan apply to all intensification proposals. The proposal generally conforms to these policies.

The siting of the buildings is oriented to the streets consistent with current policy and reflects the street orientation of new development on Meadowvale Boulevard. The design of the buildings is consistent with contemporary architectural styles. Building material is similar to that found throughout the neighbourhood. The proposed development considers the nature of adjacent lands and developments and will have no negative impact. The buildings fit onto the site, with special provisions, to accommodate the buildings with no negative impact (i.e. overshadowing, overlooking) on the existing neighbouring properties, or on the roadways and sidewalks, and the open spaces that abut the subject lands. The building's positioning and height is in conformity with regulations in the Zoning By-law. The proposal is provides a housing form that is a good fit and supports the planned vision of the neighbourhood place type.

The placement and orientation of the buildings towards the street with a high quality building façade improves the attractiveness and visual appeal of the streetscape.

Opportunities for signage, lighting, and landscaping at the front of the building will be detailed throughout the Site Plan Approval process.

The site design provides protection to the lands that are part of the Meadowlily Woods ESA. No development or site alteration is proposed on this part of the site and will be protected as recommended in the EIS. Recommendations from the tree inventory (at site plan review) will also be incorporated into the development.

Pedestrian traffic to and from the proposed development will be connected to the public sidewalk along Meadowlily Road and where possible along Commissioners Road East at dictated by the grade separation along Commissioners Road East. Main entrances to the buildings are internal for convenient access from the parking area to dwelling units, appropriate for the need of individuals that require accessible features.

The proposed Zoning By-Law Amendment is intended to permit an appropriate form of development that is compatible with surrounding and abutting uses. The proposal is consistent with the intent of The London Plan, including residential intensification policies, urban design, compatibility, and evaluation criteria for planning and development applications.

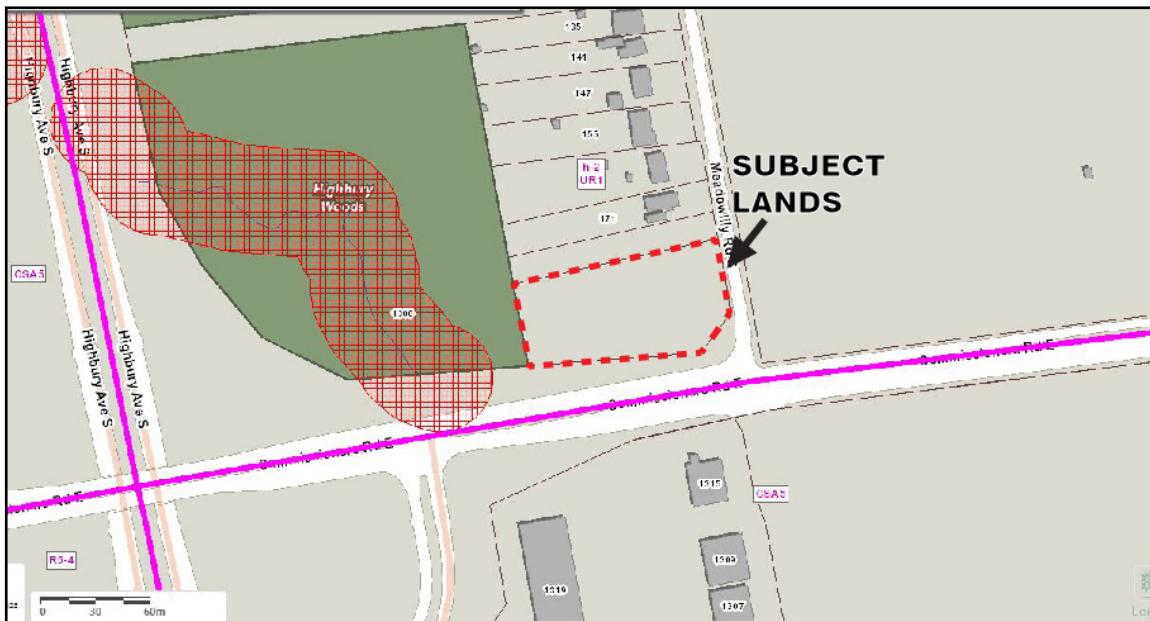
All recommendations and mitigation measures identified in the EIS will be fully integrated into the development at the Site Plan Review process.

The London Plan provides for ecological buffers to protect natural heritage features and areas and there ecological functions and processes to maintain the ecological integrity of the Natural Heritage System. The EIS identified the feature that requires protection and the setbacks and proposed zoning shown on the concept plan will provide adequate protection to the feature.

9.4 CITY OF LONDON ZONING BY-LAW Z-1

The subject lands are zoned Urban Reserve ('UR') with a holding provision (h-2) under the City's Zoning By-law (See Figure 33).

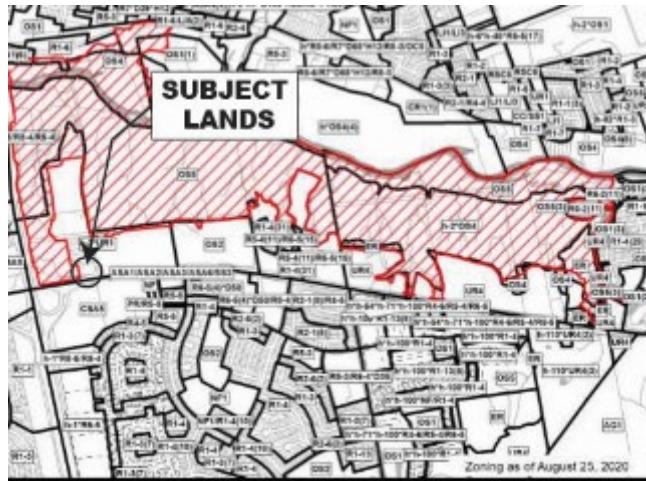
Figure 33: The Zoning By-law with outlined Subject Lands



The Urban Reserve (UR) Zone provides for and regulates existing uses on lands which are primarily undeveloped and is intended to protect large tracts of land from premature subdivision and development to provide for future comprehensive development. According to Subsection 42.2 1), permitted uses in the Urban Reserve (UR) Zone include existing dwellings, farm dwellings and non-intensive agricultural uses, excluding mushroom farms and commercial greenhouses. The same zoning permissions apply to the lands to the north, west and east. The purpose of the holding symbol (h-2) is to ensure that development will not have a negative impact on the relevant components of the Natural Heritage System.

The Open Space (OS5) applies to the rear part of the subject as a result of the recent approvals to implement the Meadowlily Conservation Plan. The Open Space (5) Zone is the most restrictive Open Space Zone. Figure 34 shows the extent of the OS5 Zone on the subject lands.

Figure 34: Open Space (OS5) Zone



To develop the subject lands for the proposed development an Amendment to the Zoning By-law is required as previously described.

10.0 CONCLUSION

The proposed Official Plan and Zoning By-Law Amendments seeks to permit a 21-23 dwelling unit three storey townhouse project adjacent to the Meadowlily Woods ESA. The EIS and SWM Brief prepared in support of this application demonstrate that a minor adjustment to the recently approved boundary expansion that included the west part of the subject lands will have no adverse effect on the wetland feature located at the west end of the subject lands.

The requested amendment from Urban Reserve Community Development to Low Density Residential is also appropriate. The subject lands are proximate to commercial amenities, open space, public transit, and are located along an arterial road. The proposal to develop the underutilized lands provides an opportunity to integrate an attractive, cost-effective, and compact built form that is compatible with abutting uses. Based on the above, and as detailed throughout this Planning and Design report, the proposed Official Plan and Zoning By-Law Amendments are consistent with the intent and policies of the 2020 Provincial Policy Statement, the 1989 City of London Official Plan as amended and The London Plan. The requested Zoning By-Law Amendment is appropriate and represents good land use planning.

REFERENCES

The London Plan, City of London, December 2016

The 1989 Official Plan Consolidation, May 2019

City of London Staff Report Meadowlily Woods Environmentally Significant Area Conservation Plan, October, 2020

The City of London Z-1 Zoning By-law

Environmental Impact Study, MTE Consultants, September 28, 2020

Stormwater Management Brief, Stantec Consulting Ltd, December 19, 2019

Stage 1&2 Archaeological Assessment, Timmins Martelle Heritage Consultants Inc., May 2020