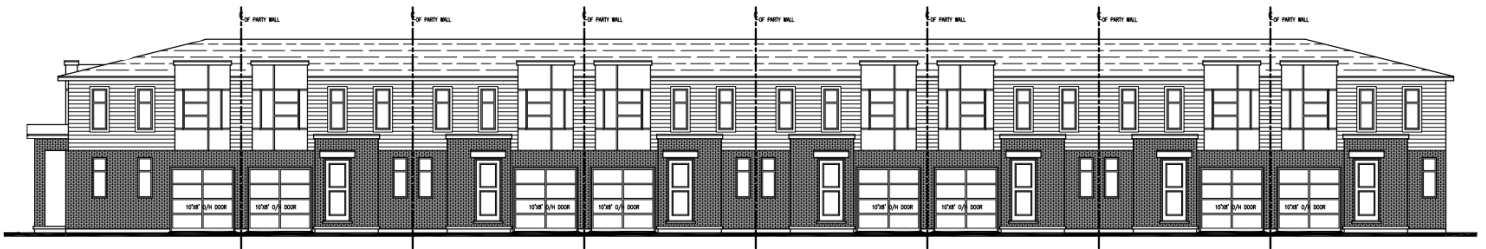


# Planning and Design Report

16 Wethered Street

London, ON



November 2020



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## INTRODUCTION AND SUMMARY

Phil Pattyn has made an application to the City of London to amend the City of London Z.-1 Zoning By-Law to permit the redevelopment of lands known municipally 16 Wethered Street (the “subject lands”) for a two-storey, 8-unit townhouse building. The required pre-submission consultation meeting was held on June 9, 2020 and the required site plan consultation comments were provided by the City on September 17, 2020. The purpose of the following Planning and Design Report is to provide design details and evaluate the proposed Zoning By-Law Amendment within the context of existing land use policies and regulations, including:

- 2020 Provincial Policy Statement (PPS);
- 1989 City of London Official Plan (1989 OP);
- The 2016 Official Plan, otherwise known as "The London Plan" (2016 OP); and,
- The City of London Z.-1 Zoning By-Law (ZBL).

This report concludes that the proposed Zoning By-Law Amendment (ZBA) is appropriate and desirable for the following reasons:

- The ZBA will permit an appropriate form and density of residential intensification proximate to a major arterial road and transit route (Oxford Street East) in keeping with the purpose and intent of both Official Plans;
- The proposed building is appropriate for the subject lands, including a compatible site and building design; and,
- The subject lands are uniquely positioned to provide a transition in building height and density from the planned function of lands abutting Oxford Street East (8-storey building heights) to the existing low-density residential neighbourhood to the north.

## SUBJECT LANDS

The subject lands consist of a single, rectangular-shaped parcel located on east side of Wethered Street between Oxford Street East and Krupp Street, approximately 70m (228ft) north of Oxford Street East and approximately 525m (1,722ft) west of the Oxford Street East and Highbury Avenue intersection (Figure 1). The subject lands have frontage of approximately 30.7m (100.7ft) along Wethered Street, a depth of approximately 66m (216ft), and a total area of approximately 0.2ha (0.5ac). The subject lands are considered a "double lot", in that the single parcel is the same width as the two lots across the street.

The subject lands are currently occupied by a single detached dwelling (Figure 2). The remainder of the lands consist of landscaped open space and surface parking. The subject lands are generally flat in topography.

Existing vehicular access is provided by a single, full-turns driveway from Wethered Street. Pedestrian sidewalks are available along the east side of Wethered Street, which provides connections to the surrounding residential neighborhood and to commercial amenities located along Oxford Street East. Access to public transit is available on both sides of Oxford Street East, approximately 210.0m (688.9ft) to the southwest at the intersection of Oxford Street East and Clemens Street and approximately 240.0m (787.4ft) to the southeast at the intersection of Oxford Street East and Oakside Street.

The subject lands are within the “*Low Density Residential*” land use designation in the 1989 OP; are within the “*Neighbourhoods*” Place Type along a “*Neighborhood Street*” Street Classification in the 2016 OP; and, are currently zoned “*Residential 1 (R1-6)*” in the ZBL. It is noted that the subject lands are also within the *Near Campus Neighbourhoods Area* in both Official Plans.

**Figure 1 – Subject Lands**



**Figure 2 – Subject Lands**



# SPATIAL ANALYSIS

## SITE-SPECIFIC SPATIAL ANALYSIS

Figure 3 illustrates a site-specific analysis of the subject lands, which provides information regarding the immediate spatial context of the site.

Figure 3 – Subject Lands

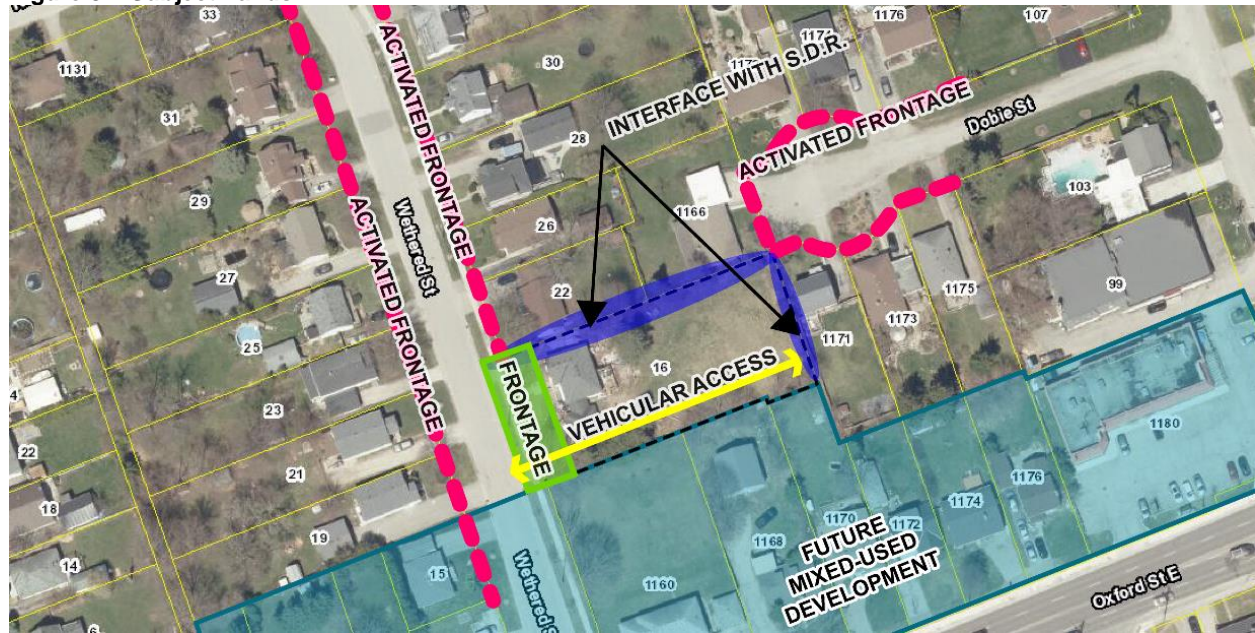


Figure 3 denotes the interfaces between the subject lands and abutting lands. In particular, attention should be paid to the interface with the existing dwellings to the north and east.

The neighboring lands located immediately adjacent the subject lands are comprised mainly of single detached dwellings to the north, east, and west. The built form of these abutting lots are characterized mainly by 1 – 2-storey dwellings. The lands immediately to the south, which are currently occupied by duplex and triplex dwellings (more accurately described as converted dwellings), are currently being contemplated for redevelopment for a range of residential and commercial uses in accordance with the land use permissions outlined in the 2016 OP. It is noted that these lands are within the “Urban Corridor” Place Type in the 2016 OP, which permits mixed-use buildings with a maximum height up to 8-storeys.

**Figure 4 – 22 Wethered Street (abutting the subject lands to the north, looking northeast)**



**Figure 5 – 1160 Oxford Street East (abutting the subject lands to the south, looking northeast)**



**Figure 6 – 23 Wethered Street (across Wethered Street to the west, looking west)**



**Figure 7 – 25 Wethered Street (across Wethered Street to the west, looking west)**



**Figure 8 – 1171 Dobie Street (abutting the subject lands to the east, looking south)**



**Figure 9 – 1166 Dobie Street (abutting the subject lands to the east, looking west)**





Figures 4 to 9 depict the buildings directly adjacent the subject lands (22 Wethered Street, 1160 Oxford Street East, 21 Wethered Street, 19 Wethered Street, 1171 Dobie Street, and 1166 Dobie Street).

The buildings in the immediate area are setback between 6.0m (19.7ft) and 8.0m (26.2ft) from Wethered Street. Front yard conditions are characterized by landscaping located across entire property, save and except for driveways. The proposed townhouse building is located slightly closer to the street (5.0m to 5.5m) in comparison to the established line of front yard setbacks of the surrounding dwellings.

Most of the buildings are of 1- to 2-storey in height with first floor elevations ranging from 3 to 5 steps above grade.

A range of architectural elements, including porches and stoops, can be found in the immediate area. Cladding materials are predominantly siding (vinyl or painted wood) with some use of brick.

Figures 10 and 11 depict the streetscape north and south of the subject lands. This section of Wethered Street is characterized by a two-lane roadway. Landscaped front yards are the dominant feature along both sides of the streetscape. A board fence is present along the east side of Wethered Street south of the subject lands. Hydro poles and overhead hydro lines are present on the east side of Wethered Street. The streetscape contains a variety of trees of varying ages and species. Public sidewalks are located on the east side of Wethered Street.

**Figure 10 – Wethered Street Streetscape facing north**

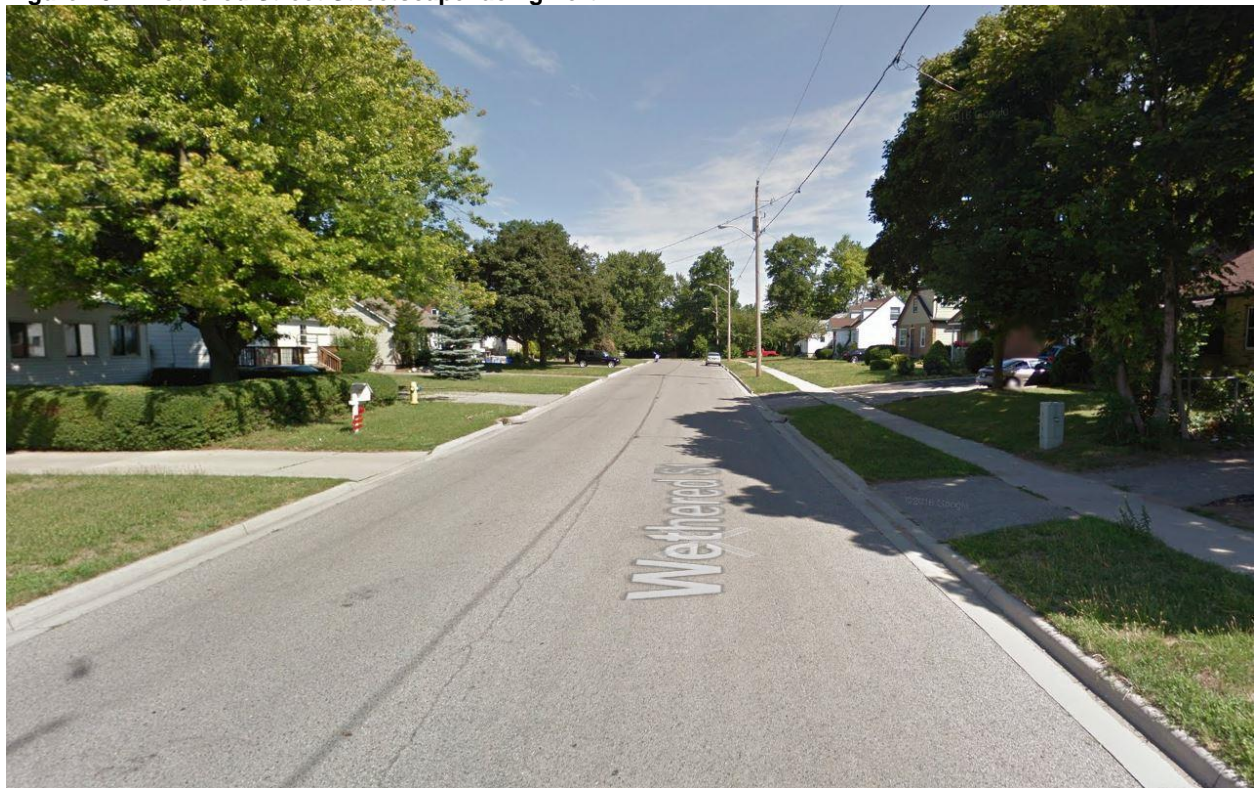


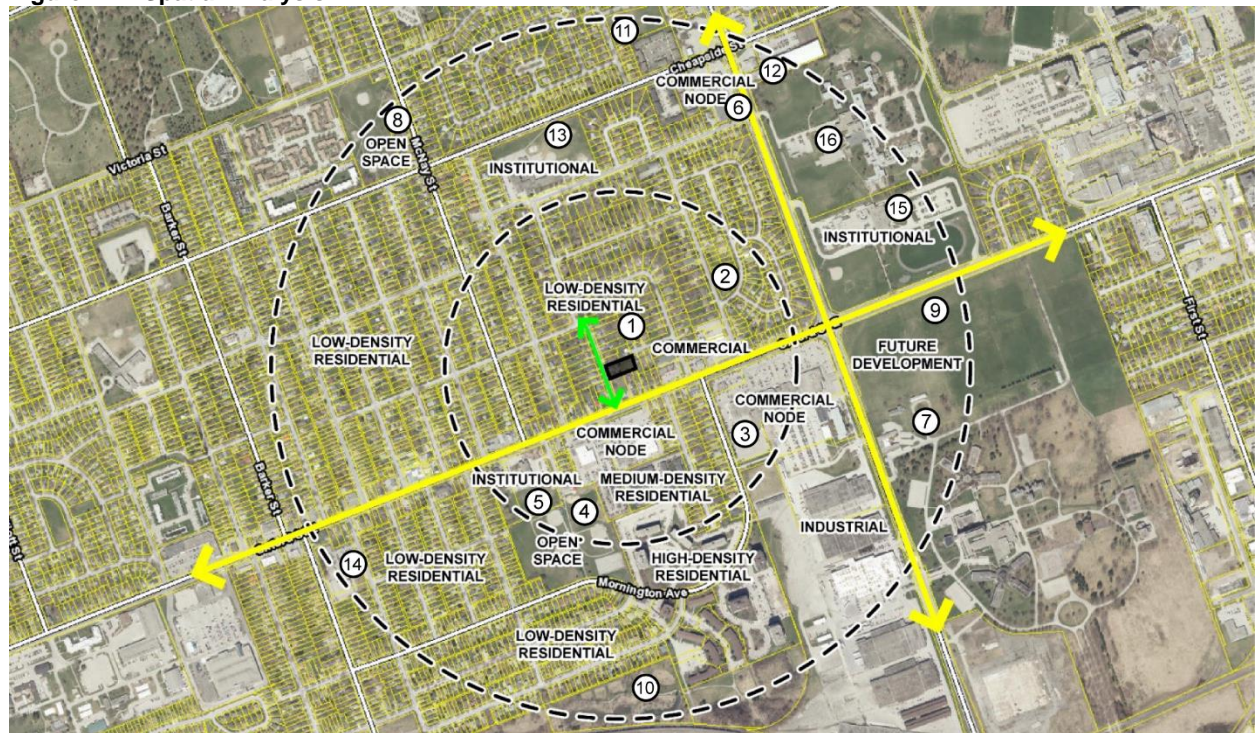
Figure 11 – Wethered Street Streetscape facing south



## REGIONAL SPATIAL ANALYSIS

Figure 12 illustrates the surrounding land uses, as well as significant landmarks/community nodes, within a 400m and 800m buffer radius in relation to the subject lands. These buffers represent straight line walking distances of approximately five (400m) and ten minutes (800m), respectively. However, given the existing configuration of sidewalk networks and other pedestrian barriers, these buffers may not represent true walking times.

Figure 12 – Spatial Analysis



Notable features within 400m include:

- (1) Krupp Park
- (2) Flanders Park
- (3) Oxbury Centre Commercial Plaza
- (4) Mornington Park
- (5) Blessed Sacrament Catholic Elementary School

Land uses within a 400m radius consist of a wide variety of land uses, including a range of commercial and institutional uses along Oxford Street East. The south side of Oxford Street, opposite Wethered Street, contains a multi-unit commercial plaza containing multiple restaurants, retail, and commercial recreation establishments (Figure 13). Older established neighbourhoods are located to the north and south of Oxford Street East. A cluster of medium density residential uses, in the form of townhouse dwellings (accessed from Empire Street), and high density residential uses, in the form of apartment buildings (accessed from Mornington Avenue), are located to south. Oxbury Centre, a significant commercial node containing a grocery store, restaurants, retail stores, and commercial recreation uses, with additional commercial amenities being added, is located to the east, at the southwest corner of Oxford Street East and Highbury Avenue North (Figure 14). An additional multi-unit commercial plaza is located to the east (approximately 50m straight-line distance), at the corner of Oxford Street East and Oakside Street. Open space uses, which provide a variety passive and active recreation opportunities for proximate residents, are located to northeast and southwest, including Krupp Park (Figure 15), Flanders Park (Figure 16), and Mornington Park (Figure 17). Blessed Sacrament Catholic Elementary School is located to the southwest on the south side of Oxford Street East (Figure 18).

**Figure 13 – Commercial uses opposite Wethered Street from Oxford Street east (looking south)**



Figure 14 – Oxbury Centre Commercial Plaza from Oxford Street East (looking southeast)



Figure 15 – Entrance to Krupp Park from Oakside Street (looking west)



**Figure 16 –Flanders Park from Wistow Street (looking northeast)**



**Figure 17 – Mornington Park (looking south)**



**Figure 18 – Blessed Sacrament Catholic Elementary School from Oxford Street East (looking south)**



Notable features within 800m include:

- (6) Highbury Place Commercial Plaza
- (7) London Psychiatric Hospital Lands
- (8) Huron Heights Park
- (9) London United Soccer Fields
- (10) McCormick Park
- (11) Genevive Park
- (12) North London Optimist Community Centre
- (13) Sir John A. Macdonald Public School
- (14) East Carling Public School
- (15) John Paul II Catholic Secondary School
- (16) Robarts Provincial School for the Deaf

Generally, the subject lands are located proximate to a wide range of land uses in a diversified area. Land uses within 800m are dominated by additional low density residential uses, in the form of single detached and converted dwellings, to the north, east, southwest, and west. Additional medium density residential uses, in the form of townhouse dwellings and low-rise apartment buildings, are located to the northeast, south, and northwest. Additional high density residential uses, in the form of high-rise apartment buildings, are located to the south along Mornington Avenue. A range of commercial uses, including the Highbury Place commercial plaza (Figure 19), are located to the north with frontage along both sides (east and west) of Highbury Avenue North. The former London Psychiatric Hospital lands, which are planned for future mixed-use and high-density residential development, are located to the east, on the east side of Highbury Avenue and south side of Oxford Street East (Figure 20). A variety of recreational and open space uses are located throughout the 800m buffer radius in most directions, including Huron Heights Park to the northwest (Figure 21), London Soccer Fields to the east (Figure 22), Genevive Park to the northeast (Figure 23), North London Optimist Community Centre to the northeast (Figure 24), and McCormick Park to the south. A range of institutional uses, are located to the north, east, and west, including Sir John A. Macdonald Public School (Figure 25), East Carling Public School (Figure 26), John Paul II Catholic Secondary School (Figure 27), and Robarts Provincial School

for the Deaf. Fanshawe College is located just beyond the 800m buffer radius to the east, along Oxford Street East.

**Figure 19 – Highbury Place Commercial Plaza from Highbury Avenue (looking west)**



**Figure 20 – London Psychiatric Hospital Lands from Highbury Avenue (looking southeast)**



**Figure 21 – Huron Heights Park from Cheapside Street (looking north)**



**Figure 22 – London United Soccer Fields (future high density redevelopment) from Oxford Street East (looking southeast)**





**Figure 23 – Genevieve Park from Victoria Drive (looking northeast)**



**Figure 24 – North London Optimist Community Centre from Cheapside Street (looking southeast)**



**Figure 25 – Sir John A. Macdonald Public School from Landor Street (looking northeast)**



**Figure 26 – East Carling Public School from Quebec Street (looking east)**



Figure 27 – John Paul II Catholic Secondary School (looking northwest)



## DESIGN GOALS AND OBJECTIVES

Given the physical characteristics of the subject lands and their location very close to Oxford Street East, a major arterial road, the main goal of the proposed development is to redevelop the underutilized subject lands for an increased number of dwelling units in a manner that is appropriate for the site and compatible with adjacent uses. A secondary objective is to provide a transition from future planned redevelopment of properties to the south fronting onto Oxford Street East, and the low-density neighbourhood to the north.

As such, the proposed development is intended to:

- Make efficient use of the subject lands to provide an opportunity for desirable intensification on lot that is large enough to accommodate a higher density form of housing;
- Provide a form of housing that is compatible with, and complementary to, existing adjacent low density housing, as well as future development along Oxford Road East;
- Provide a transition to stable low density housing from future mixed-use development along Oxford Road East;
- Provide a built form and site design that is consistent with the goals and objectives for intensification within Near Campus Neighbourhoods; and,
- Provide an additional form of housing, which will contribute to the range of affordability options and housing choice in the community.

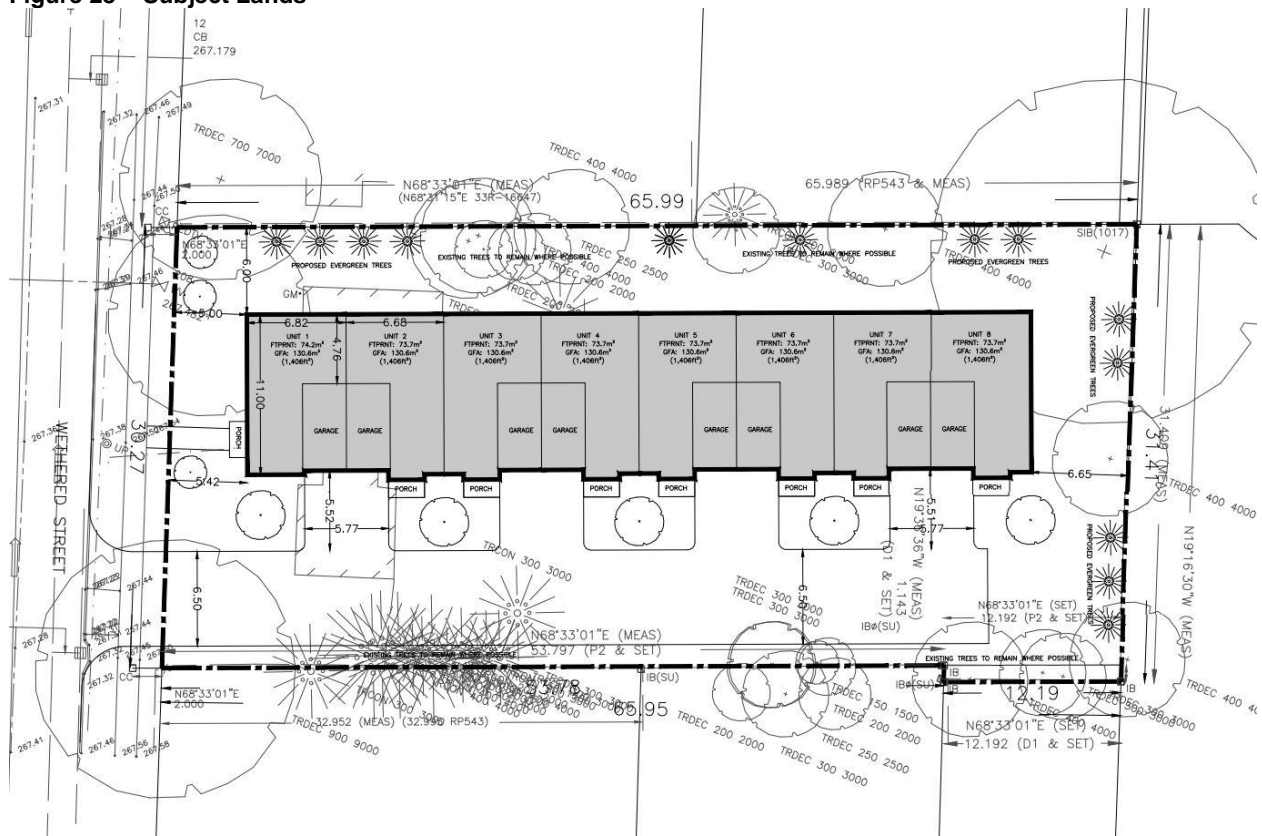
# CONCEPTUAL DESIGN

## SITE DESIGN

The subject lands are proposed to be redeveloped for a new, two-storey, 8-unit townhouse building (Figure 28). Each unit has a proposed footprint of approximately 73.7m<sup>2</sup> (793.3ft<sup>2</sup>), which provides a gross floor area of approximately 130.6m<sup>2</sup> (1,406ft<sup>2</sup>) per unit. The building is positioned at 5.0m from the front lot line; 6.0m from the northerly lot line (side yard); 6.6m from the rear lot line; and 12.8m from the southerly lot line. The proposed 8-unit building on the subject lands corresponds to a residential density of 40 units per hectare (UPH).

The site layout locates the townhouse building on the north side of the subject lands, with the rear of each townhouse unit interfacing with the side and rear yards of the abutting properties to the north and east. Vehicular access is provided by a two-way, full-turns driveway extending along the south side of the property, providing access to each individual driveway, which leads to each unit. A total of two (2) parking spaces are provided for each unit: one (1) parking space in each attached garage and one (1) parking space in each individual driveway.

Figure 28 – Subject Lands

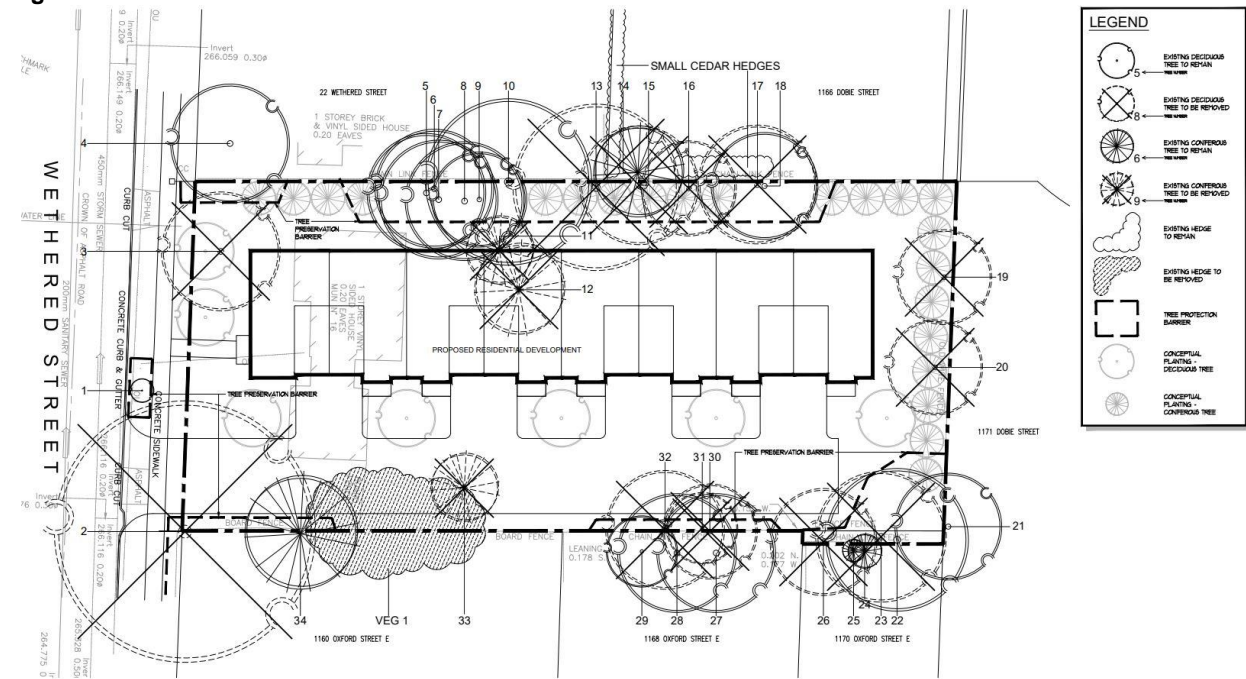


Pedestrian circulation is accommodated from the front of each unit to the shared driveway, which provides connections to the public sidewalks along Wethered Street. Each unit will offer a private, outdoor amenity area to the rear of the proposed townhouses located in the north interior side yard. It is anticipated that a rear deck will be provided for each unit.

Landscaping is proposed throughout the site, shown conceptually on the site plan (Figure 28). In addition to standard landscaping in front of each unit (e.g. garden beds and a tree for each unit), perimeter plantings are proposed to provide additional screening between properties. Preliminary species considered for screening include Green Giant Arborvitae and/or Columnar English Oak. It is noted, however, that specific landscape details will be provided through the Site Plan Approval process.

A Tree Preservation Report, including a Tree Preservation Plan (Figure 29) has also been prepared showing tree removals and retentions on the site. A total of 34 individual trees and one mature Cedar hedge are identified on the subject lands. Healthy trees are proposed to be retained where possible, however, it is in the best interests of both the proposed development and abutting property owners to remove the boundary trees in poor or hazardous condition.

Figure 29 – Tree Preservation Plan



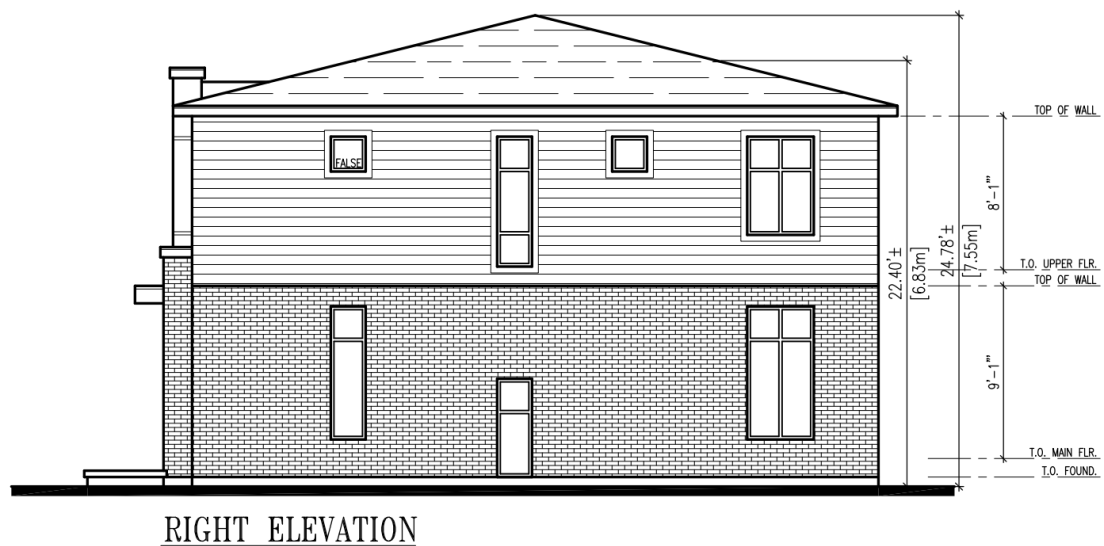
The proposed site design provides an interface between the rear yards of the proposed townhouse units with the rear yard of 22 Wethered Street and 1166 Dobie Street, which is the preferred interface between the proposed development and adjacent land uses. The proposed site design has been determined to be the most compatible site layout to provide an appropriate transition from future development along Oxford Street East to the single detached dwelling to the north. During the initial consultation process, City staff recommended that the site design be

flipped, locating the driveway on the north side of the site and the building on the south side of the site. This was not done for several important reasons: Locating a driveway to service 8 townhouse units abutting a single detached dwelling is not ideal as it exposes the abutting amenity space of 22 Wethered Street and 1166 Dobie to vehicle movements, engine noise and exhaust, and front lights (i.e. porch lighting) of the building. Additionally, it is understood that lands to the south are currently contemplated for redevelopment. The 2016 OP contemplates building heights of up to 8-storeys abutting the subject lands. It is therefore not ideal to have the outdoor amenity space for the proposed townhouse buildings interfacing with a redevelopment of potentially 8-storeys.

**Figure 30 – West Elevation (facing Wethered Street)**



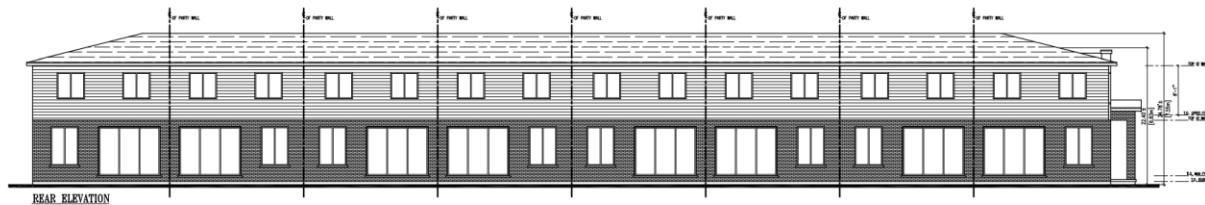
**Figure 31 – East Elevation (facing 1171 Dobie Street)**



**Figure 32 – South Elevation (facing 1160, 1168, 1170 Oxford Street East)**



**Figure 33 – North Elevation (facing sides of 22 Wethered Street and 1166 Dobie Street)**



### ***BUILT FORM, CHARACTER, AND IMAGE***

The built form of the proposed development is a two-storey townhouse building. The low-rise, rectangular-shaped building is oriented close to, and perpendicular with, Wethered Street, to optimize the efficient use of the subject lands for desirable residential intensification.

The character of the proposed development can be described as contemporary residential, with a front door facing the street and traditional building materials. The raised parapets on the west and south sides of the building contribute to the contemporary character of the building. The westerly unit provides direct pedestrian access to Wethered Street, including a functional door facing the street. This design feature contributes to the compatibility of the building within the context of the surrounding neighborhood to respect and reinforce the established character of the Wethered Street streetscape.

### ***MASSING AND ARTICULATION***

The proposed building will be two-storeys in height with a peaked roof, consistent with the surrounding low density residential neighborhood. The massing of the townhouse is minimized when viewed from the street, as the building is positioned perpendicular to the road. This form of massing maintains the traditional building massing facing the street with side yards on either side functioning as the rear yard (north) and driveway access (south) for residents.

The building is articulated by projecting front porches at main entrance locations and raised parapets over garages (on the south side of the building) and over the west unit's door on the west side of the building, facing the street.

## **ARCHITECTURAL TREATMENT**

While specific materials and colours are not available at this time, conceptually, the primary materials include brick and vinyl siding. It is anticipated that the selected colours will be similar to those existing in the surrounding area. The proposed materials are consistent with the dominant cladding materials in the surrounding residential neighborhood. As previously noted, front porches are provided for all building entrances, with an awning and protruding building face.

## **PUBLIC REALM ANALYSIS**

The public realm along Wethered Street is generally defined by single detached dwellings that are set back a modest distance from the street with moderately sized front yards. The public realm is characterized by such front yards, front porches facing the street, side yard driveways, and a number of large trees. The streetscape is typical of a mid-century older residential street.

The proposed townhouse dwelling is positioned slightly closer to the street than the majority of dwellings along Wethered Street (proposed 5m to 5.5m from the front lot line, whereas most dwellings are 6m-8m). The positioning contributes to the transitional nature of the proposed use, between anticipated redevelopment to the south, and the established neighbourhood to the north. Locating the building as proposed contributes to the enhancement to the public realm. The proposed setback, though slightly closer to the street than adjacent dwellings, is considered compatible within the context of the existing streetscape character, promoting a strong, pedestrian friendly, streetscape presence.

## **PROPOSED ZONING BY-LAW AMENDMENT**

Given that the current R1-6 zone does not permit townhouses a Zoning By-Law Amendment is required to permit the proposed development. As such, it is proposed that the subject lands be re-zoned to a site-specific “Residential5 (R5-4(\_))” zone. A special provision is requested for a reduced front yard setback of 5.0m from the standard 6.0m.

It is noted that the intent of locating the building closer to the street is to maximize the spatial separation at the rear of the subject lands with abutting properties.

## **PLANNING POLICY ANALYSIS**

### **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.

In this section, applicable policies are listed below ***bordered and italicized*** with an explanation as to how the proposed development is consistent with each policy provided underneath.

### **Section 1.1.1**

*Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial wellbeing 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.*
- 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.*

The proposed development is an efficient and, as discussed in more detail later in this report, appropriate form of development for the subject lands. It adds to the range and mix of housing types that meet the long-term housing needs for a variety of demographics, particularly in this area of the City that is experiencing additional housing demand. Given that the proposed development is a compact, cost-effective form of development that will make full use of municipal services within an existing built-up area of London, land consumption and servicing costs are minimized.

### **Section 1.1.3.1**

*Settlement areas shall be the focus of growth and development.*

The subject lands are within the City of London, more specifically, they are located within the Urban Growth Boundary, a defined settlement area.

### **Section 1.1.3.2**

*Land use patterns within settlement areas shall be based on 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;*

- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed.*

The proposed form of housing (townhouses) is inherently more efficient than the existing form (single detached dwelling); is appropriate for the underutilized subject lands; and, is well-suited to support a new form of housing with increased density. The proposed development broadens the range of residential forms and intensities in the area, making efficient use of existing land, resources, infrastructure, and transportation networks, including existing municipal services available along Wethered Street. A range of commercial uses, amenities and recreational resources are located within easy walking and cycling distance from the subject lands, which are accessible via public pedestrian sidewalks, thus encouraging active transportation. Additionally, Fanshawe College is located approximately 1km from the subject lands, well within walking or cycling distance. The subject lands have convenient access to public transit along Oxford Street East (Routes 04, 17, and 104), providing connections to Downtown, Fanshawe College, and other points of interest in the City.

#### **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 is considered to be intensification as it adds more dwelling units than what currently exists. The proposed development, which provides a broader range of housing in the area, is intended to take advantage of the location proximate to Oxford Street East, a major transit corridor in the City. The subject lands are an appropriate location for the proposed development as they are located close to an arterial road, have access to public transit, and are proximate to open space and many commercial amenities along Oxford Street East. The lands are sufficiently sized to accommodate the necessary components associated with the proposed development, including parking, amenity space, and appropriate vehicular and pedestrian circulation.

#### **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 redevelopment of the subject lands is a compact form of residential intensification that is desirable proximate to higher-order roads. The proposed development utilizes standard setbacks, save and except the front yard, which are compatible with abutting residential uses. R5

zoning has been successfully applied to similar intensification proposals in the City and is appropriate to facilitate this form of intensification.

**Section 1.1.3.6**

*New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses, and densities that allow for efficient use of land, infrastructure, and public service facilities.*

The proposed development is within an existing built-up residential area. The proposed density of 40UPH is reflective of a compact, efficient form of housing which adds to the mix of uses and densities in this area.

**Section 1.4.3**

*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements 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 all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3.*
  - 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; and,*
- d) *promoting densities 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;*
- 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 is a form of residential intensification, located on a site that is well-suited for the proposed increase in density and is suitable for a variety of demographics. Existing and/or planned municipal servicing and public service facilities (i.e. schools and hospitals) are available to accommodate the residents of the proposed development with no anticipated service capacity issues. The proposed development is transit-supportive, providing an increase in density along an existing public transit corridor (Routes 04, 17, 104). As discussed above, the proposal is consistent with policy 1.1.3.3.

#### **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, 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.

#### **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.*

As the subject lands are located proximate to major educational facilities, such as Fanshawe College and John Paul II Catholic Secondary School, commercial nodes, and recreational amenities, including several public parks and schools, residents may choose to use active transportation to carry out daily activities to minimize the length and number of vehicle trips. As, previously discussed throughout this report, the subject lands are located proximate to a major transit corridor (Oxford Street East), which provides convenient access to public transit services.

#### **Section 1.7.1**

*Long-term economic prosperity should be supported by:*

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.*

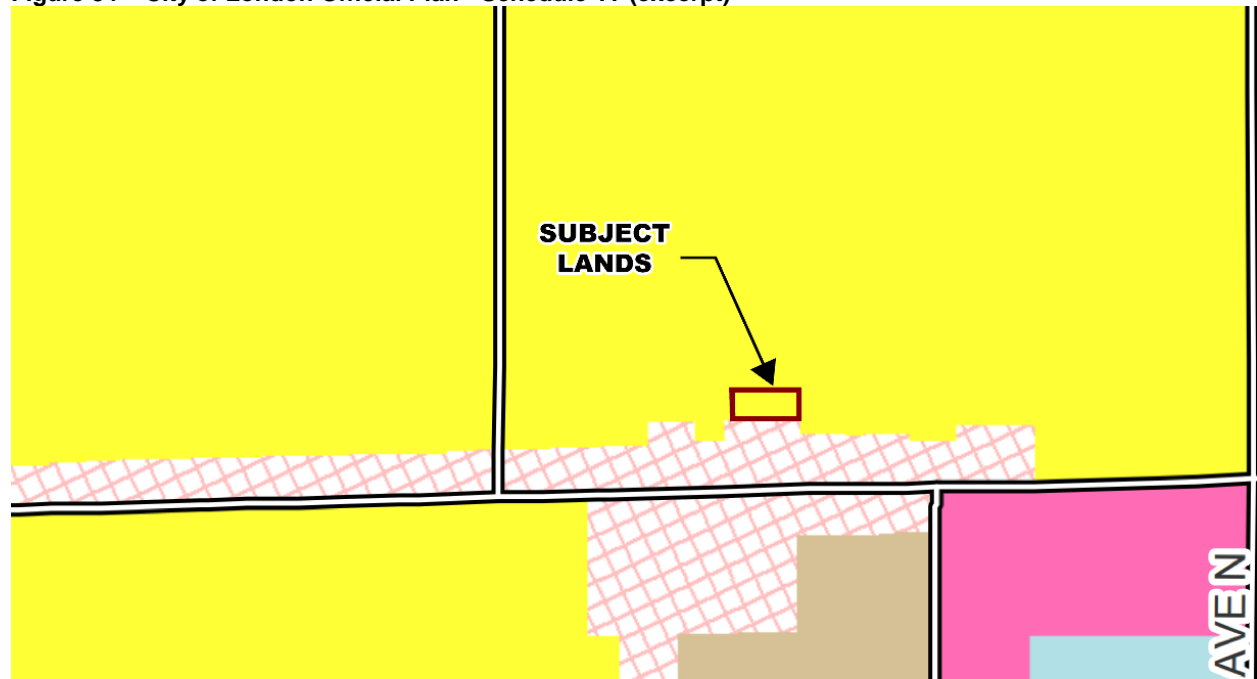
The proposed development contributes to long-term economic prosperity by adding to range of housing options available in existing low density residential neighbourhood. The proposed dwelling units are intended to accommodate a population that will support existing commercial uses in the area. The proposed development is a direct response to the current and anticipated housing market.

Based on the above analysis, the proposed Zoning By-Law Amendment to permit the redevelopment of the subject lands for eight townhouse units is consistent with the policies of the 2020 Provincial Policy Statement.

### **1989 CITY OF LONDON OFFICIAL PLAN**

The subject lands are designated “*Low Density Residential*” in the 1989 City of London Official Plan (1989 OP) (Figure 34). While primarily intended to accommodate single detached dwellings and other forms of low-density housing, the “*Low Density Residential*” designation also encourages the redevelopment of underutilized properties within established built-up areas for the purpose of intensification at a scale that is compatible within the context of the surrounding neighbourhood.

Figure 34 – City of London Official Plan - Schedule 'A' (excerpt)



### **RESIDENTIAL INTENSIFICATION** (Section 3.2.3.)

A wide range of forms and scales of residential intensification are contemplated within the current “*Low Density Residential*” designation. As per Section 3.2.3., proposals for residential intensification, such as proposed development, are to be evaluated based on the Residential Intensification policies of the 1989 OP. The proposed development conforms to these policies as follows:

#### Density and Form (Policy 3.2.3.2.)

Permitted forms of residential intensification include single detached dwellings, semi-detached dwellings, attached dwellings (e.g. townhouses), cluster housing, and low-rise apartments. Density for residential intensification is contemplated up to 75 units per hectare. The proposed 8-unit townhouse building, equating to a density of 40 units per hectare, is consistent with the contemplated density and form of housing within the current “*Low Density Residential*” designation.

#### Neighbourhood Character Statement (Policy 3.2.3.3.)

The subject lands are located within an established, low density residential neighbourhood north of Oxford Street East. As described earlier in this report, the neighbouring lands that make up this section of Wethered Street, between Oxford Street East and Krupp Street, is developed primarily for single detached dwellings, some of which have may been renovated to add additional dwelling units (converted dwellings). Most dwellings were constructed during the original development of

the neighbourhood; however, the range of architectural elements do not form any dominant architectural style.

#### Statement of Compatibility (Policy 3.2.3.4.)

Although the proposed townhouse development is a new form of housing in the immediate area, it is compatible with the neighbourhood and is of an appropriate scale, architectural style, and massing. Specifically, the proposed development is compatible for the following reasons:

- The proposed building height is consistent with the dominant building heights in the area and is not in increase in height in the neighbourhood;
- The proposed development uses standardized setbacks that have been established as compatible for this form of residential intensification;
- Landscaping and fencing can be implemented to provide additional buffering between abutting uses;
- All necessary components of a well-functioning site plan are provided, including ample private outdoor amenity space, parking, building setbacks, vehicular movement, pedestrian circulation, and ample interior living space.

#### Urban Design Principles (Policy 3.2.3.5.)

- i. Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;*

The proposed townhouse building is similar to other small-scale townhouse intensification projects in the City of London. The development orients the units perpendicular to the street to reduce massing and take advantage of the significant depth of the lands. A street-facing unit is provided facing Wethered Street to remain consistent with the remainder of the street's principal entrance locations. The design of the building will be a positive contribution to the streetscape.

- ii. The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site;*

There are no significant natural features identified on the subject lands or adjacent to the site.

- iii. New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;*

The proposed townhouse building, which is characterized as a 2-storey, sloped-roof building with brick and vinyl siding, is considered a contemporary form of development that is intended to add to the diversity of styles in the area that is also compatible with adjacent uses.

- iv. New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;*

The westerly unit provides direct pedestrian access to Wethered Street, including a functional door facing the street, to encourage a strong street edge and active frontage. The front door facing the street is reflective of the existing conditions along Wethered Street, wherein most dwellings have front doors facing the street.

- v. The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;*

There are no anticipated undue, adverse impacts to the existing sunlight conditions by permitting the proposed 2-storey building. The standard 6m northerly side yard setback is larger than what is permitted for single detached dwellings of the same height. It is noted that several large trees provide significant shading around the subject lands.

- vi. Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*

Private outdoor amenity space is provided to the rear of each individual unit, located in the north interior side yard. As discussed previously, during the initial consultation process with city staff, it was suggested by City Staff that the proposed private outdoor amenity space be relocated to the south exterior side yard. However, given that the lands immediately to south along Oxford Street East are contemplated for mixed-use development up to 8-storeys in height, it was determined that the most appropriate location for private outdoor amenity space is in the north interior side yard, which would best protect the privacy for each individual dwelling unit. Screening measures, in the form of a board fence and evergreen trees (e.g. Green Giant Arborvitae), are proposed along the side and rear lot lines minimize the visual impact of the proposed development from abutting lands.

- vii. Parking and driveways should be located and designed to facilitate maneuverability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,*

The proposed driveway configuration uses established standards for this type of development and are appropriate for the site.

- viii. Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.*

The proposed site building and site design provides easy access to the public realm for pedestrian circulation, which leads to the public sidewalk along the east side Wethered Street and to the public sidewalk along the north side of Oxford Street East, proving connections to public transit services available along Oxford Street East.

### **POLICIES FOR NEAR-CAMPUS NEIGHBOURHOODS (Section 3.5.19.)**

As per Section 3.7.2., the proposed Zoning By-law Amendment application is to be evaluated based on the Policies for Near-Campus Neighbourhoods of the 1989 OP. An evaluation of those policies is provided below, concluding that the proposed development is an appropriate form of residential intensification on the subject lands within a Near-Campus Neighbourhoods area.

#### **Land Use Planning Goals for Near-Campus Neighbourhoods (Section 3.5.19.4.)**

The land use planning goals for Near-Campus Neighbourhoods encourages appropriate intensification to create balanced neighbourhoods that preserve stable low density residential neighbourhoods.

The proposed development is an appropriate form of residential intensification within a Near-Campus Neighbourhood area given that subject lands are located to the exterior of low density residential neighbourhoods on lands proximate to significant transportation nodes. The proposal is considered an ideal location and form of intensification to provide a transition from future higher intensity development along an arterial road to the stable low density residential neighbourhood. As discussed previously, the proposed design of the development preserves character and amenity of the existing streetscape and neighbourhood.

#### **Encourage Appropriate Intensification (Section 3.5.19.5.)**

Within Near-Campus Neighbourhoods, it is a goal of the 1989 OP to encourage appropriate forms of intensification. The subject lands are large enough to accommodate the proposed modest application of intensification, with the site design providing for all the necessary site functions, including amenity space, parking, landscaped areas, privacy, and good design. The proposed development is not characterized by any of the specific attributes in Section 3.5.19.5 given the following:

- The neighbourhood has been subject to limited amounts of residential intensification and the subject lands are well suited for redevelopment;
- The development encourages a balanced streetscape;
- The development is appropriate for the subject lands;
- The subject lands are sufficiently sized to support the proposed use;
- The proposal maintains the purpose and intent of the Zoning By-law;
- The proposal provides sufficient on-site amenity areas and parking;



- The proposed building is of an appropriate scale and character within the context of existing and future development within the neighbourhood; and,
- The proposal represents a coordinated planned approach to residential intensification, as the Zoning By-law Amendment process is a comprehensive planning tool.

Through the evaluation of the following Near Campus Neighbourhoods policies, it is concluded that the proposed development is an appropriate form of intensification.

Low Density Residential Designations (Section 3.5.19.10.)

As per Section 3.5.19.10., within the Near-Campus Neighbourhoods in areas designated “*Low Density Residential*”, planning applications to allow for Residential Intensification are to be evaluated through the policies the following policies:

- i. The proposal conforms to all of the Residential Intensification policies of this Plan;*

As discussed throughout this section of the report, the proposal conforms to all of the residential intensification policies of 1989 OP.

- ii. The proposal conforms to all of the Policies for Specific Residential Areas of this Plan;*

The subject lands are not identified within a Specific Residential Area, other than the Near Campus Neighbourhoods area.

- iii. The proposal does not represent a site-specific amendment for a lot(s) that is not unique within its context and does not have any special attributes which would warrant a site-specific amendment;*

The subject lands are a unique lot for two principal reasons: they are double the frontage of other lots in the area with a correspondingly larger area and depth; and are located very close to Oxford Street East, a major arterial road at the periphery of the neighbourhood. As previously noted, lands along Oxford Street East are planned to accommodate buildings of up to eight storeys in height, and the subject lands will serve as an appropriate transition from those planned uses to the existing, low-density residential subdivision to the north.

- iv. The proposal is appropriate in size and scale and does not represent an over-intensification of the site;*

The subject lands are appropriately sized to accommodate the proposed development allowing for appropriate setbacks, amenity space, parking, and functionality. The proposed density of 40 UPH is well below the maximum density contemplated for intensification proposals and is not an over-intensification of the site.

- v. *The proposal provides for an adequate amenity area that is appropriately shaped, configured, and located to provide respite for the occupants;*

Each unit is proposed to have its own private outdoor amenity space, which will likely include a rear deck or patio, with privacy screening between units, on the north side of the building. The proposed private outdoor amenity space located to the rear of each unit is appropriately located to ensure privacy for future occupants from future development along Oxford Street East. Additional landscaping and fencing is proposed to ensure adequate screening from the adjacent dwelling.

- vi. *Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted;*

The proposed site design is intended to ensure the compatibility of the proposed development within the context of the surrounding neighbourhood, as well as future development along Oxford Street East. In addition to being a compatible form of development abutting single detached dwellings, landscaping, likely consisting of evergreen trees to provide year-round screening, and fencing are to be provided to mitigate any impacts to adjacent dwellings. There are no anticipated undue, adverse impacts to surrounding residential land uses by permitting the proposed townhouse building. Although no privacy issues are anticipated, fencing and landscaping will address any compatibility issues with nearby buildings. Specific details of these measures will be refined through the Site Plan Approval process.

- vii. *The proposal demonstrates that all heritage attributes and resources of the subject site or adjacent sites are conserved; and,*

There are no heritage attributes or resources on the subject lands, nor on any adjacent lands.

- viii. *The proposal establishes a positive and appropriate precedent for similar development proposals at similar locations within the near-campus neighbourhood areas.*

Given the planned function of Oxford Street East for more intense mixed-use development, the proposed development may set a positive and appropriate example for appropriate intensification in a location that can provide a transition between high- and low-intensity uses

#### Urban Design Policies for Near Campus Neighbourhoods (Section 3.5.19.13)

The 1989 OP includes design principles that are applied to new developments within Near Campus Neighbourhoods. Section 3.5.19.13 lists the general principles that are to be promoted in preparation of development proposals. The design principles relevant to the proposed development, and how they are addressed, are discussed below:

- i. **Height** – The 2-storey building height is consistent with adjacent properties, as well as the surrounding neighbourhood, which is comprised mainly of 1- and 2-storey dwellings.
- ii. **Roof slopes and shapes** – The proposed development will feature a peaked roof in keeping with the dominant roof style of the surrounding low density residential neighborhood.
- iii. **Scale** –The proposed scale is described as small-scale and low rise. While the scale of the proposed building is moderately larger in comparison to the surrounding residential buildings in the immediate area, its design and orientation ensure a higher degree of compatibility with adjacent uses and is appropriate for the subject lands.
- iv. **Massing** – The proposed building is positioned perpendicular to the road to minimize the massing and to provide a street-facing elevation along Wethered Street. The massing and design of the building facing the street is proportional to the lot frontage, being only modestly larger than nearby dwellings.
- v. **Fenestration** – Window locations generally correspond to living areas within each unit and form a regular pattern along the south (front) and north (elevations). The side elevations provide less conformity with fenestration patterns, reflecting the internal program of the building. Approximately six windows are shown on the street-facing elevation.
- vi. **Building materials** – While specific materials and colours are not available at this time, conceptually, the primary materials include brick and vinyl siding. It is anticipated that the selected colours will be similar to those existing in the surrounding area.
- vii. **Building orientation** – The proposed building is oriented perpendicular to the street to make efficient use of the subject lands and to best accommodate the intensity of the proposed use. While seven of the eight units will face south, the westerly unit is arranged to face Wethered Street, including direct access to the sidewalk, providing a clear orientation of the building to the street.
- viii. **Architectural style** – The proposed building is a contemporary architectural style, making use of traditional building materials, roof lines, and fenestration, while also incorporating stucco panel feature walls for additional visual interest.
- ix. **Architectural features** – The proposed development is characterized by contemporary features, with a front door facing the street and both traditional and contemporary building materials, raised parapets on the west and south sides of the building, and projecting front

porches at main entrance locations. These architectural features provide an attractive development that is compatible with the surrounding neighbourhood. The specific design of each elevation may be further refined through the Site Plan Approval process.

### **PLANNING IMPACT ANALYSIS (Section 3.7.2.)**

As per Section 3.7.2., the proposed Zoning By-law Amendment application is to be evaluated based on the Planning Impact Analysis policies of the 1989 OP. The proposed development is appropriate for the subject lands as evaluated through the Planning Impact Analysis policies as follows:

- a) *compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.*

Given that lands abutting Oxford Street East are planned to redevelop for significantly taller buildings in the future, the issue of compatibility is primarily focused on the abutting properties of 22 Wethered Street and 1166 Dobie Street to the north; 1171 Dobie Street to the east; and 15 to 23 Wethered Street, on the west side of Wethered Street. However, given that lands to the south are occupied by converted dwellings, the analysis presented for the abutting dwellings to the north will also apply to those to the south. It is noted that dwellings to the south are positioned approximately 35m away from their rear lot lines, a significant distance from the subject lands.

The adjacent dwellings to the north, 22 Wethered Street (1.5 storeys) and 1166 Dobie Street (1-storey), face west and east, respectively. They both have small side yards (1-2m) commonly found with this type of dwelling, with fencing and trees along the lot line. There are no windows directly facing the subject lands from the north, save and except for a 2nd floor window on 22 Wethered Street. Therefore, views of the subject lands from the north will largely be limited to indirect views from the rear of each dwelling, or from the landscaped yards. The proposed amenity spaces back on to both abutting properties, resulting in an interface of abutting amenity spaces separated by board fencing and landscaping. This type of interface is common and is considered compatible.

It is noted that the proposed development will introduce numerous second-storey windows facing north that will be visible over any existing or proposed fence. To maintain as much privacy as possible, landscaping may be used to screen views to the north. Such species as Columnar English Oak, Black Cedar, or Green Giant Arborvitae may be identified as appropriate for locations along the north lot line through the Site Plan Approval process. Existing trees will also be maintained where possible, as set out in the Tree Preservation Report, adding to visual screening.

The abutting dwelling to the east, 1171 Dobie Street, is a two-storey dwelling with two second-floor windows facing the subject lands. Given that this dwelling interfaces with the side elevation of the easterly unit, and that there will be approximately 8m between building faces, this interface

is considered compatible. Tree species of appropriate heights may be used to screen views between properties. Notwithstanding the above, it is a common occurrence to have second floor windows in both single detached dwelling and townhouses. Upper floor windows are typically bedrooms and are not high activity areas and are often screened with interior window coverings when in use.

Properties across the street from the subject lands, being 15 to 23 Wethered Street, are less impacted by the proposed development by virtue of the physical separation of the properties by the street. The proposed site design provides a street-facing elevation to address the street in a similar manner as proximate dwellings. By remaining generally consistent with the established streetscape, the proposed townhouse will have minimal impact on dwellings across the street.

*b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;*

As discussed above, the subject lands are considered a “double lot”, being twice the frontage and area of adjacent parcels. As such, the subject lands are large enough to accommodate a higher density form of housing. The subject lands are of sufficient size to support the proposed development, including sufficient setbacks, parking, outdoor amenity space, and pedestrian circulation. It is noted that standard zone regulations, save and except for a minor reduction to the front yard setback, are proposed to be implemented.

*c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use;*

There are no other vacant lands available in the immediate area that are appropriately designated and zoned to accommodate townhouses.

*d) the proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services;*

As discussed throughout this report, the subject lands, which have convenient access to an arterial road (Oxford Street East), are proximate to range of open space and recreational facilities, community facilities, commercial amenities, and public transit services, which provides connections to additional amenities, such as Fanshawe College and Downtown.

*e) the need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.*

While the proposed development is not considered affordable housing (i.e. rented at less than market rate) it will add to the housing options available in the area.

- f) *the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The height, location, and spacing of buildings are shown on the site plan while potential impacts and a statement of compatibility are discussed above.

- g) *the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;*

There is no significant natural features present on the subject lands as illustrated in “Schedule ‘B1’ – Natural Heritage Features” in the 1989 OP, nor is the subject lands within or adjacent to a City of London Tree Protection Area. However, there are several large trees located to the periphery of the subject lands along the boundaries of the lot. A Tree Preservation Report was prepared in November 2020, which includes a number of specific construction related mitigation measures and recommendations.

- h) *the location of vehicular access points and their compliance with the City’s road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;*

Vehicular access is proposed to be located on the south side of the subject lands. There are no anticipated undue, adverse impacts from traffic by permitting this limited amount of residential intensification on the subject lands.

- i) *the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;*

Please refer to the “Conceptual Design” section of this report for a description of the physical characteristics of the building, including the bulk, scale, and layout of the proposed building. Integration with existing and future land uses is also discussed throughout this report.

- j) *the potential impact of the development on surrounding natural features and heritage resources;*

As there are no natural features or proximate heritage resources, there will be no impact on such features.

- k) *constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;*

There are no known environmental constraints that may limit development on the subject lands or within the surrounding area.

- l) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;*

The proposed development is consistent with the City's Official Plan. The proposal does not currently permit development as set out by the City of London Z.-1 Zoning By-law, hence the need for a Zoning By-law Amendment. Save for one special provision for a minor reduction in front yard setback, the proposed development complies with the regulations of the zone proposed. A subsequent Site Plan Approval application will be required as part of this proposal. There is no signage proposed as part of this development.

- m) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;*

Mitigation measures primarily consist of appropriate building setbacks, fencing, and landscaping. The building has also been positioned to place the highest activity areas (i.e. front doors, driveways) away from the abutting single detached dwellings.

- n) impacts of the proposed change on the transportation system, including transit*

There are no anticipated significant impacts of the proposed 8 units on any transportation system, including pedestrian, vehicular, and transit. Given the proximity of the subject lands to commercial amenities and Fanshawe College, transit use and active transportation are expected to be utilized.

#### **URBAN DESIGN POLICIES (Section 11.1.)**

The 1989 OP 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. These policies are listed in addition to the more specific urban design policies for Near Campus Neighbourhoods areas. The design principles relevant to the proposed development, and how they are addressed, are discussed below:

- i. **Natural Features** – There are no significant natural features identified on the subject lands.
- ii. **Trees** – There are several trees on the subject lands. Trees are to be retained where feasible, as denoted in the accompanying Tree Preservation Report.
- iv. **High Design Standards** – The proposed development is of a high design standard, providing a compatible design that respects and enhances the existing streetscape.

- v. **Architectural Continuity** – While the proposed development is a new form of housing in the area, the architectural qualities of the building are also found in the surrounding neighbourhood, including brick and siding cladding materials, front porches, and sloped roof.
- vi. **Redevelopment** – The proposed development provides an opportunity for desirable residential intensification on an oversized residential lot, which positively contributes to the housing needs in this area of the City of London.
- vii. **Streetscape** –The proposed development locates the street-oriented building perpendicular to the street, maintaining the common side yard driveway adjacent to a residential facade. The proposed development will enhance the streetscape and may serve as a transition between low-density housing to the north and future mid-rise buildings to the south.
- viii. **Pedestrian Traffic Areas** – Pedestrian traffic to and from the proposed development will be connected to the public sidewalk along Wethered Street.
- ix. **Access to Sunlight** – Given the orientation, height, and location of the proposed 2-storey townhouse building, shadowing impacts will be limited. Ample windows provide for sufficient natural sunlight penetration.
- x. **Landscaping** – Landscaping is proposed to the front of each unit and abutting the shared driveway. Opportunities for additional landscaping is provided in the private, outdoor amenity areas to the rear of each unit, including a row of evergreen trees along the north lot line where gaps in trees currently exist. Detailed landscaping and other site-specific details, including landscaping, tree plantings, other vegetation, and fencing will be refined through the Site Plan Approval process.
- xi. **Building Positioning** – The position of the proposed building is intended to maximize the efficient use of the subject lands and encourage optimal functionality. Appropriate standardized setbacks are provided to ensure compatibility with surrounding land uses, including future mixed-rise development to the south and the single detached dwelling to the north. The location and orientation of the building promotes an adequate level of privacy for individual dwelling units, as well as the adjacent dwelling.
- xiii. **Parking and Loading** – Two parking spaces are provided for each unit; one in the garage and one in the driveway. The driveway and turning radii are designed to City of London standards.



- xiv. **Privacy** – Privacy can be evaluated both in terms of privacy for residents of proposed building and maintaining or enhancing privacy for existing residents. As privacy is generally accomplished by visual screens, it applies to both properties on either side of a screen. As a board fence and landscaping are proposed, there will be limited sight lines between abutting properties. Buildings are similar heights, being 1-2-storey buildings abutting the proposed 2-storey townhouses. Board fencing is proposed along each lot line with tree plantings. In time, the trees will grow to provide visual screening between properties above the fence. It is important to note that the proposed development has been arranged to orient the most active portions of the site away from the abutting dwellings to the north. The amenity spaces to the rear of each unit will interface with the amenity spaces of the abutting dwellings, a common relationship in residential properties. This site layout alleviates the potential conflict of having active uses, such as vehicular traffic, pedestrian traffic, and porch lighting directed to the north.
- xv. **Outdoor Space** – Ample private outdoor amenity space is proposed to the rear of each unit.

Based on the above, the proposed Zoning By-law Amendment application to permit an 8-unit townhouse development is consistent with the intent and policies of the 1989 OP and is appropriate for the subject lands. The proposed development will implement an appropriate and compatible form of residential intensification on an oversized lot within an established built-up area that is connected to existing municipal services, and is large enough to accommodate a more intense form of housing. It is important to note that the subject lands are a unique site that is well positioned for redevelopment and is of a sufficient size to accommodate additional density.

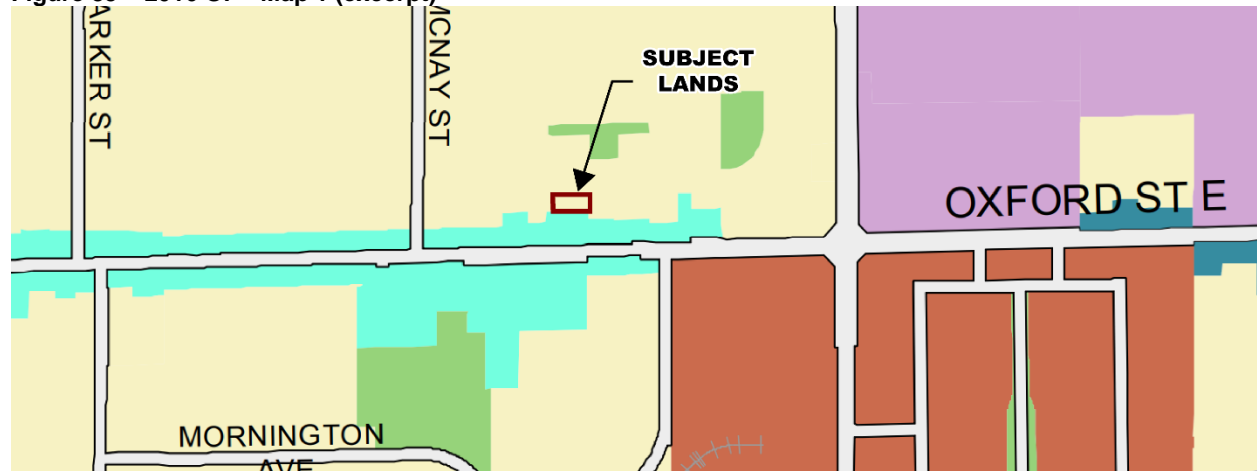
## **2016 OFFICIAL PLAN (THE LONDON PLAN)**

The 2016 Official Plan (2016 OP), otherwise known as The London Plan, is the new Official Plan for the City of London. The 2016 OP was adopted by Council and received approval from the Ministry of Municipal Affairs and Housing. However, the plan was subsequently appealed to the OMB (now LPAT) and is proceeding through the appeals process. At this time all mapping and location-specific policies are under appeal. Notwithstanding the policies under appeal, this report provides analysis on all 2016 OP policies applicable to the subject lands. This section concludes that the proposed development is consistent with the policies and intent of the 2016 OP.

The subject lands are identified within the “*Neighbourhoods*” Place Type along a “*Neighbourhood Street*” Street Classification, according to “Map 1 – Place Types” and “Map 3 – Street Classifications, respectively, in the 2016 OP (Figure 35).

Additionally, the subject lands are within a defined Near-Campus Neighbourhoods area as identified on “Map 7 – Specific Policy Areas”.

Figure 35 – 2016 OP - Map 1 (excerpt)



### **OUR VISION FOR THE NEIGHBOURHOODS PLACE TYPE (Policy 916)**

The intent of the “Neighbourhoods” Place Type is to provide a strong neighbourhood character, sense of place and identity; encourage attractive streetscapes, buildings, and public spaces; provide a diverse range of housing choices allowing for affordability and opportunities for aging in place; promote well-connected neighbourhoods; provide safe, comfortable, convenient, and attractive alternatives for mobility, including active transportation; encourage easy access to daily goods and services within walking distance; to establish proximate employment opportunities; and provide a range of open space uses, including parks, pathways, and recreational opportunities.

The proposed development provides a site design and built form that meets the general intent of the vision for the “Neighbourhoods” Place Type and is compatible with the existing buildings along Wethered Street and throughout the surrounding neighbourhood. The vision of the “Neighbourhoods” Place Type speaks specifically to the provision of diverse housing options. The proposed development is a new form of housing at this location, and, given the proposed site design and existing surrounding land uses, is a compatible form of residential intensification that will effectively add to the range of available housing choices in the community. Additionally, as discussed throughout this report, the subject lands are located close to an arterial road (Oxford Street East), which provides convenient access to proximate commercial nodes, recreational amenities, open space uses, institutional amenities, public services and facilities, and public transit.

### **PERMITTED USES (Policy 921-934)**

A range of uses are permitted with the “Neighbourhoods” Place Type depending on the fronting road classification. The subject lands are within the “Neighbourhoods” Place Type along a “Neighbourhood Street” Street Classification. This combination of Place Type and Street Classification permits the following residential uses:

- Single Detached
- Semi-Detached
- Duplex
- Converted dwellings
- **Townhouses**
- Secondary Suites
- Home Occupations
- Group Homes

The proposal for residential intensification, in the form of an 8-unit townhouse building, is a permitted use at this location within the current Place Type.

#### **INTENSITY AND FORM (Policy 935-936)**

The 2016 OP uses height as a measure of intensity, which is determined by the Street Classification to which the lands have frontage. The standard minimum height within the “Neighbourhoods” Place Type along a “Neighbourhood Street” Street Classification is 1-storeys in height, while the standard maximum height is 2.5-storeys. The height and intensity of the proposed 2-storey townhouse building is therefore permitted on the subject lands and is considered compatible within the context of the surrounding neighbourhood in terms of intensity.

As per the “Form” policies (Policy 936) associated with the “Neighbourhoods” Place Type, planning and development applications are required to conform to the “City Design” policies in the 2016 OP. As such, development proposals within existing neighbourhoods are required to articulate the existing neighbourhood character and are to be designed to be compatible within the context of existing neighbourhood (Policy 199). The proposed development is a compatible form of residential intensification within the existing neighbourhood character.

#### **RESIDENTIAL INTENSIFICATION IN NEIGHBOURHOODS (Policy 937-939)**

The 2016 OP provides that residential intensification, such as the proposed development, is “fundamentally important” in achieving the overall vision and intent of the 2016 OP. The proposal for residential intensification, which involves the redevelopment of the subject lands to provide a greater number of dwelling units than what currently exists, is a permitted form of residential intensification and is encouraged through the policies of the 2016 OP.

#### **ADDITIONAL URBAN DESIGN CONSIDERATIONS FOR RESIDENTIAL INTENSIFICATION (Policy 953)**

As per Policy 953, the proposal for residential intensification is to be evaluated based on the “Additional Urban Design Considerations for Residential Intensification” policies of the 2016 OP. The proposed development is a compatible form of residential intensification for the subject lands as evaluated through applicable policies as follows:

- a. *Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.*

As discussed previously, the proposed site layout, though a new form of development at this location, is a compatible form of residential intensification.

*b. Building and main entrance orientation.*

Although the building is orientated perpendicular to the street, unlike the surrounding neighbourhood, which is characterized by single detached dwellings oriented parallel to the street, the westerly unit provides a street facing entrance, including a principal entrance facing the street. This design feature is intended to reflect the character of the surrounding neighbourhood.

*c. Building line and setback from the street.*

The proposed building is located slightly closer to the street in comparison to the established line of front yard setbacks of the surrounding dwellings. The proposed setback is intended to promote a strong, pedestrian friendly, streetscape presence.

*d. Character and features of the neighbourhood.*

The proposed development incorporates an attractive mix of contemporary and traditional design features to ensure compatibility with the surrounding neighbourhood.

*e. Height transitions with adjacent development.*

The proposed 2-storey building is consistent with the height of adjacent dwellings.

*f. Massing appropriate to the scale of the surrounding neighbourhood.*

It is recognized that the proposed development is a new form of massing on the subject lands in comparison to the scale of the surrounding neighbourhood. The proposed massing is intended to fulfill the planned function of the subject lands by providing an appropriate form of intensification and a transition from large scale future development along Oxford Street East.

**VISION FOR NEAR-CAMPUS NEIGHBOURHOODS (Policy 963-964)**

The Vision for Near-Campus Neighbourhoods is to encourage livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

The proposed development adds to the range of available housing options within the existing neighbourhood. The proposed 8-unit townhouse will provide a complimentary form of appropriately sized residential intensification to provide an additional form of housing to accommodate additional dwelling units and serve a broader range of demographics within the greater community. Additionally, the subject lands are considered an appropriate location for residential intensification within a Near-Campus Neighbourhood given its proximity to a prominent educational institution, arterial roads (Oxford Street East), employment opportunities, commercial

nodes, recreational amenities, open space uses, public services and facilities, and public transit services.

### **PLANNING GOALS FOR NEAR-CAMPUS NEIGHBOURHOODS (Policy 965)**

As per Policy 965, the proposed development is to be evaluated based on the "Planning Goals for Near-Campus Neighbourhoods" policies of the 2016 OP (It is noted that these policies are similar to the "Near Campus Neighbourhoods" policies in the 1989 Official Plan, but are not the same. As such all policies are evaluated in full.). The proposed development supports the Vision for Near-Campus Neighbourhoods as follows:

1. *Plan for residential intensification in a proactive, coordinated and comprehensive fashion, utilizing secondary plans and master plans where appropriate.*

Although the subject lands are not part of an identified secondary plan or master plan, the proposed development fulfills the planned function of the subject lands for appropriate residential intensification within a Near-Campus Neighbourhood. The Zoning By-Law Amendment process is a comprehensive planning exercise that affords ample opportunity for the appropriate evaluation of the proposed development.

2. *Identify strategic locations where residential intensification is appropriate within Near-Campus Neighbourhoods and zone these opportunities accordingly; use strong transit connections to link these residential intensification opportunities to campuses.*

Residential intensification is encouraged proximate to major transit corridors within Near-Campus Neighbourhoods to provide strong transit connections to campuses and other amenities. As discussed previously, the subject lands are located at the exterior of the neighbourhood and have convenient access to Oxford Street East, which provides direct connections to Fanshawe College via public transit. As such, the subject lands are considered an appropriate location for modest residential intensification.

3. *Do not allow for incremental changes in use, density, intensity, and lot size that zoning amendments, minor variances and consents to sever are cumulatively leading to undesirable changes in the character and amenity of streetscapes and neighbourhoods.*

Given that the proposed development provides appropriate density (40 UPH), setbacks, amenity space, parking, and site functionality, the proposal is considered appropriate residential intensification. This neighbourhood is not identified as experiencing incremental density increases resulting in undesirable impacts.

4. *Encourage appropriate forms of intensification that support the vision for Near-Campus Neighbourhoods and discourage forms of intensification that may undermine the long-term vision for Near-Campus Neighbourhoods.*

As addressed above (Vision for Near-Campus Neighbourhoods - Policy 963-964), the proposal for residential intensification maintains the vision and intent of Near-Campus Neighbourhoods. Importantly, the proposed development may provide an appropriate transition in density/intensity considering the planned function of lands along the Oxford Street East corridor for significantly taller buildings. Given that the subject lands are located at the periphery of the neighbourhood, there is no risk that the proposed development may undermine the long-term intent of Near Campus Neighbourhoods.

5. *In the pursuit of balanced neighbourhoods, recognize areas that have already absorbed significant amounts of residential intensification and residential intensity and direct proposals for additional intensification away from such areas.*

The subject lands are located on the periphery of the neighbourhood and are an appropriate location for additional density. There are no zoning permissions in the interior of the neighbourhood permitting intensification beyond what is permitted in the existing R1-6 zone.

6. *Encourage a balanced mix of residential structure types at the appropriate locations while preserving stable residential areas.*

The proposed townhouse building will introduce a new residential structure type within the neighbourhood at an appropriate location. The proposed townhouse is a compatible form of development that balances housing needs with existing conditions.

7. *Encourage residential intensification in mid-rise and high-rise forms of development and discourage a concentration of residential intensification and residential intensity in low-rise forms of housing.*

Although the proposed development is considered a low-rise form of development, the proposed townhouse building is considered appropriate as a transition from future high intensity development to the south along Oxford Street East. The proposed development may in fact assist in the achievement of the planned function of lands to the south by providing said transition and buffering existing single detached dwellings to the north. Furthermore, the proposed development is not considered a concentration of residential intensification, but rather is site specific.

8. *Direct residential intensification to significant transportation nodes and corridors and away from the interior of neighbourhoods.*

The subject lands are located close to Oxford Street East, a major transportation corridor and at the periphery of the neighbourhood, not the interior.

9. *Utilize zoning and other planning tools to allow for residential intensification and residential intensity which is appropriate in form, size, scale, mass, density, and intensity.*

The proposed R5-4( ) zone is similar other zones that have been implemented to permit comparable intensification developments in the City. The proposed zoning utilizes standardized setbacks abutting existing dwellings and is considered appropriate for the site.

10. *Ensure that residential intensification projects incorporate urban design qualities that enhance streetscapes, complement adjacent properties, and contribute to the character and functional and aesthetic quality of the neighbourhood.*

As addressed throughout this report, the proposed development is reflective of high-quality urban design that is compatible with the existing character of the neighbourhood.

11. *Conserve heritage resources in ways that contribute to the identity of streetscapes and neighbourhoods, in compliance with the Cultural Heritage chapter of this Plan.*

The subject lands are not proximate to any heritage resources, as such, there will be no impact on such features.

12. *Encourage affordable housing opportunities.*

Although the proposed development is not considered affordable housing, by introducing a new form of housing in the area, the development will contribute to the range of housing options.

13. *Ensure intensification is located and designed to respect the residential amenity of nearby properties.*

As discussed previously, the interface between the proposed development and adjacent dwellings is compatible and appropriate. Landscaping and screening will be refined throughout the Site Plan approval process to identify any necessary mitigation measures to further protect the residential amenity of adjacent dwellings.

#### **INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN THE NEIGHBOURHOODS PLACE TYPE WITHIN NEAR-CAMPUS NEIGHBOURHOODS (Policy 968)**

As per Policy 968, the proposal for residential intensification, which is located within “Neighbourhoods” Place Type, is to be evaluated based on the “*Intensification and Increases in Residential Intensity in the Neighbourhoods Place Type within Near-Campus Neighbourhoods*”

policies of the 2016 OP. The proposed development demonstrates an appropriate form of residential intensification within the “Neighbourhoods” Place Type as follows:

1. *The proposed development is in conformity with the vision and planning goals for Near-Campus Neighbourhoods.*

As discussed previously, the proposal conforms to the vision and planning goals for Near-Campus Neighbourhoods.

2. *The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.*

The proposed townhouse building is a permitted use on subject lands as per Table 10. Given that the 2016 OP does not regulate density by units per hectare, but rather by building height (Table 12), the proposed 2-storey building is a permitted form of residential intensification of the subject lands.

3. *The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.*

The proposal conforms to the vision and Residential Intensification policies, as well as the Near-Campus Neighbourhood policies of the 2016 OP.

4. *The development conforms to any relevant Specific Policies of this chapter.*

The proposal is identified within a Near-Campus Neighbourhood area and, as discussed above, complies with the “Specific Policies” applied to lands within this area.

5. *The development provides for an adequate amenity area that is appropriately shaped, configured, and located.*

The proposed development provides ample private outdoor amenity space to the rear of each unit. As discussed previously, the proposed outdoor amenity space is appropriately shaped, configured, and located.

6. *Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted.*

As addressed earlier in this report through the analysis of the “Policies for Near-Campus Neighbourhoods” in the 1989 OP, appropriate mitigation measures will be applied, such as landscaping and screening.



7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.

Given that there are no significant heritage resources proximate to the subject lands, the proposed development will not impact any heritage resources.

8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.

As addressed earlier in this report through the analysis of the “Policies for Near-Campus Neighbourhoods” in the 1989 OP, the proposed development will establish a positive precedent for similar developments in the future.

Given the above analysis, proposed development is an appropriate and compatible form of development and is consistent with the policies and intent of the 2016 OP. The proposal contributes to the overall goal of the 2016 OP by appropriately intensifying a site to achieve inward and upward growth.

## **THE CITY OF LONDON ZONING BY-LAW**

The subject lands are currently zoned “Residential 1 (R1-6)” in the City of London Z.-1 Zoning By-Law (Figure 36).

**Figure 36 – City of London Z.-1 Zoning By-Law**



A Zoning By-Law Amendment is required to permit the proposed development. It is proposed that the subject lands be re-zoned to a site specific “Residential 5 (R5-4-(\_))” zone. A special provision is requested for a 5.0m front yard setback, whereas 6.0m is otherwise required.

The R5-4 zone permits townhouses and stacked townhouses. Townhouses are an appropriate form of development on the subject lands, as discussed above. The R5-4 zone provides for an appropriate density of 40 UPH on the site, well below the maximum density otherwise contemplated in the 1989 OP. The R5-4 zone provides additional regulations, including building setbacks that are established as appropriate for this type of residential intensification. Specifically, the side and rear yard setbacks of 6.0m are appropriate to provide sufficient at-grade outdoor amenity area for residents and sufficient space for appropriate landscape plantings.

The proposed 5.0m front yard setback is appropriate for the site and provides the opportunity for a strong streetscape and pedestrian friendly public realm.

Given the land use policies in both Official Plans, the R5-4( ) zone is an appropriate implementing zone for the subject lands and the proposed development.

## **OTHER CONSIDERATIONS**

### ***ARCHAEOLOGY***

A *Stage 1-2 Archaeological Assessment* was prepared for the subject lands. The report states that no archaeological resources have been identified in Stage 2, and no further assessment of the property is recommended.

### ***TREE PRESEVATION REPORT***

A *Tree Preservation Report* was prepared by Ron Koudys Landscape Architects Inc. for the subject lands in November 2020. As per this report, no endangered species were observed during the tree inventory. All trees observed are common within the context of the current land uses. It is confirmed that the subject lands are not within or adjacent to a City of London Tree Protection Area.

It is recommended that several boundary trees, which are in poor or hazardous condition, be removed for health and safety reasons.

## **CONCLUSION**

The proposed Zoning By-Law Amendment seeks to permit the development of a new, two-storey, 8-unit townhouse project. The subject lands are proximate to a range of commercial amenities, institutional uses, open space, public transit, and are located close to an arterial road. The subject lands are an appropriate location for modest residential intensification and the proposed development and site design provide a compatible interface with adjacent properties. The site has been designed to direct activity areas away from the abutting dwellings, and includes fencing and landscaping to provide a visual screen. Further, the site is designed to respect and contribute to

the existing streetscape. Based on the above, and as detailed throughout this Planning and Design report, the proposed Zoning By-Law Amendment is consistent with the intent and policies of the 2020 (PPS), the 1989 OP Plan, and 2016 OP, and the purpose and intent of the ZBL. As such, the Zoning By-Law Amendment is appropriate for the subject lands and represents good land use planning.