



# PLANNING & DESIGN BRIEF

## Client

Royal Premier  
Developments

## Project Site

1982 Commissioners Road E. /  
London / ON

**08.08.2023**

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# CONTENTS

<b>S1: Introduction</b>	<b>01</b>
<b>S2: Context</b>	<b>05</b>
<b>S3: Planning Framework</b>	<b>09</b>
<b>S4: Site Analysis</b>	<b>15</b>
<b>S5: Design Principles</b>	<b>17</b>
<b>S6: The Proposal</b>	<b>19</b>
<b>S7: Technical Issues</b>	<b>31</b>
<b>S8: Interpretation</b>	<b>33</b>

## PREPARED BY

Siv-ik Planning and Design Inc.

## PREPARED FOR

Royal Premier Developments

## VERSION 1.0

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## ISSUED

08.08.2023

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## ABOUT THIS REPORT

This report has been prepared by Siv-ik Planning and Design Inc. for Royal Premier Developments as part of our **CREATE** process. The report provides an overview of the physical context, planning framework and technical requirements that are the genesis of the project design process. The graphics and supporting text are intended to highlight links between those factors the specific planning and design response proposed for the site. The report describes the relevant details of the proposed Zoning By-law Amendment for 1982 Commissioners Road E. and the unique planning process that is being undertaken by the project team.

[www.siv-ik.ca](http://www.siv-ik.ca)

# S1: INTRODUCTION

## S1.1 Project Consulting Team



Siv-ik Planning and Design Inc. is an urban planning and design studio based in London and Hamilton, ON and serving clients across southern Ontario. We're a team of planners and designers who help those around us unpack the complexities of urban development and use graphic design as fuel for these conversations, communicating complex ideas visually.

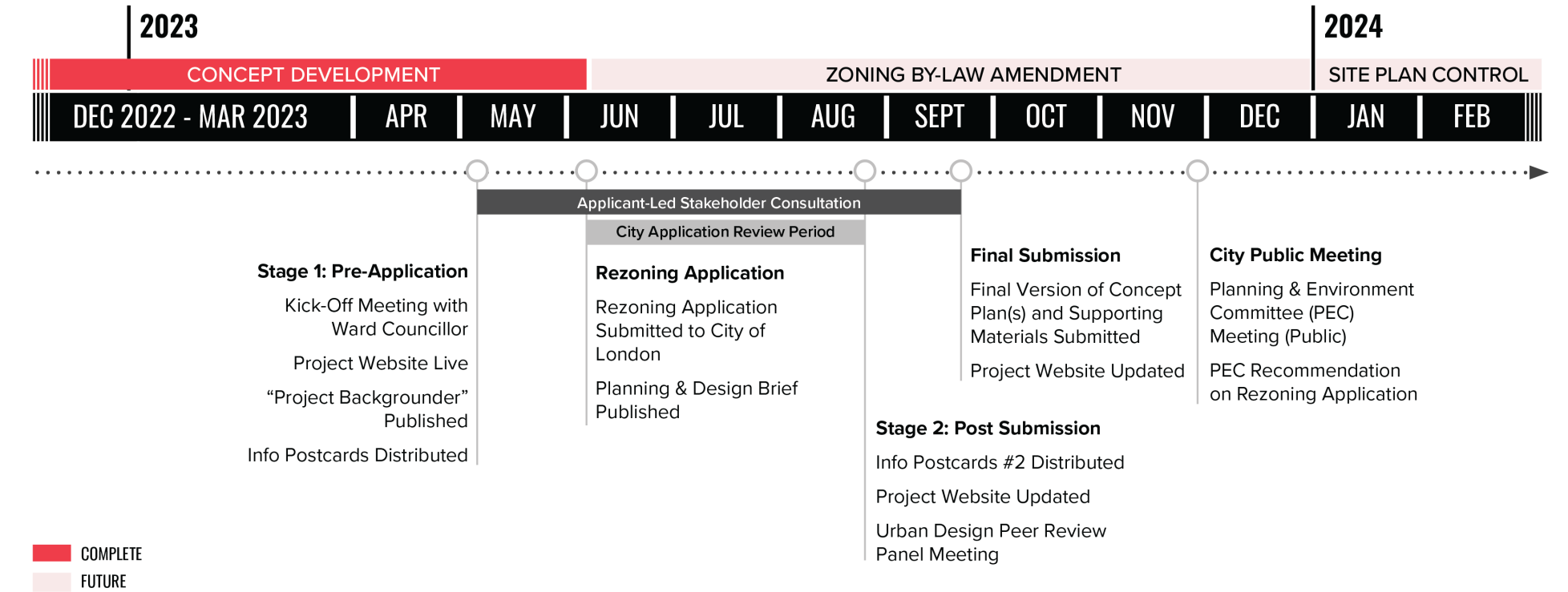
Eng Plus Ltd. can provide a unique in house service that can make projects unfold from preliminary and final design, to construction completion. Our specialties are sewer, water & road design, servicing studies, subdivision design, site plan design, landscape architecture, commercial & industrial, and building design.

Ron Koudys Landscape Architects provide landscape architectural design services that shape the way we live, learn, work, and play. From county estates and urban parks to courthouse facilities and health care centres, we are committed to the principles of art, innovation and nature.

## S1.2 About the Project

Royal Premier Developments has acquired 1982 Commissioners Road E. and part of 1964 Commissioners Road E. (39T-19501, Block 62) in London, ON. With the support of Siv-ik Planning & Design Inc. and the project team, they are planning a redevelopment of the site for a new ground-oriented, medium density residential development which includes two new townhouse buildings (containing 21 new dwelling units). The project team understands that change in neighbourhoods warrants conversation. This report provides an opportunity for those who are interested to learn about the genesis of the development proposal, understand the various factors that shape development on this site, and specifically understand how that web of factors has informed the development proposal for the project site. The report also provides an overview of our unique approach to navigating this project from concept to reality.

### / Project Timeline



**Note:** Projected "future" timelines subject to change.



### S1.3 Project Site

The project site (1982 Commissioners Road E. and part of 1964 Commissioners Road E. (39T-19501, Block 62)) is located on the north side of Commissioners Road East approximately 580 metres (~7 minute walk) west of Hamilton Road. The project site is located in the Jackson Planning District. This neighbourhood encompasses the area generally bounded by the Thames River in the north, Highbury Avenue to the west, Bradley Avenue and Commissioners Road E to the south and the South Thames Terraced Forest in the east. The site currently contains an existing single-detached dwelling but is of sufficient size and shape to accommodate a greater intensity of development. With the site having dual frontage along a Civic Boulevard and the future extension of a Neighbourhood Street, it presents a strategic opportunity for residential intensification.

#### At-A-Glance

##### SITE AREA

**0.353**  
Hectares

##### FRONTAGE

**57.8m**  
Metres

##### DEPTH

**Irregular**

##### EXISTING USE

**Residential**  
Single Detached  
Dwelling

##### SERVICING

**Municipal Services**  
Available on Constance  
Avenue



Figure 1. The Project Site



# S2: CONTEXT

## S2.1 The Neighbourhood

Jackson contains a mix of both established and actively developing neighbourhoods in the southeast area of London. The broader planning district includes a mix of housing types including single-detached (85%), semi-detached (2%) and row houses (13%). The specific area of Jackson surrounding the site consists actively developing residential lands with a mix of multi-family and single-detached dwelling types being built-out around the site. Jackson has a total population of 4,935, based on the latest census data which is up slightly (4%) from the previous population count of 4,745 in 2011.

The land uses within 800 metres of the project site are primarily residential, open space or undeveloped agricultural land. Development of medium-density residential buildings in the form of townhouses has occurred along Hamilton Road as well as around Sheffield Park. Innovation Park is located east of the project site at the intersection of Commissioners Road E. and Hamilton Road.

### Jackson At-A-Glance

PLANNING DISTRICT	POPULATION		
	2011	2016	Change
Jackson	4,745	4,935	4%

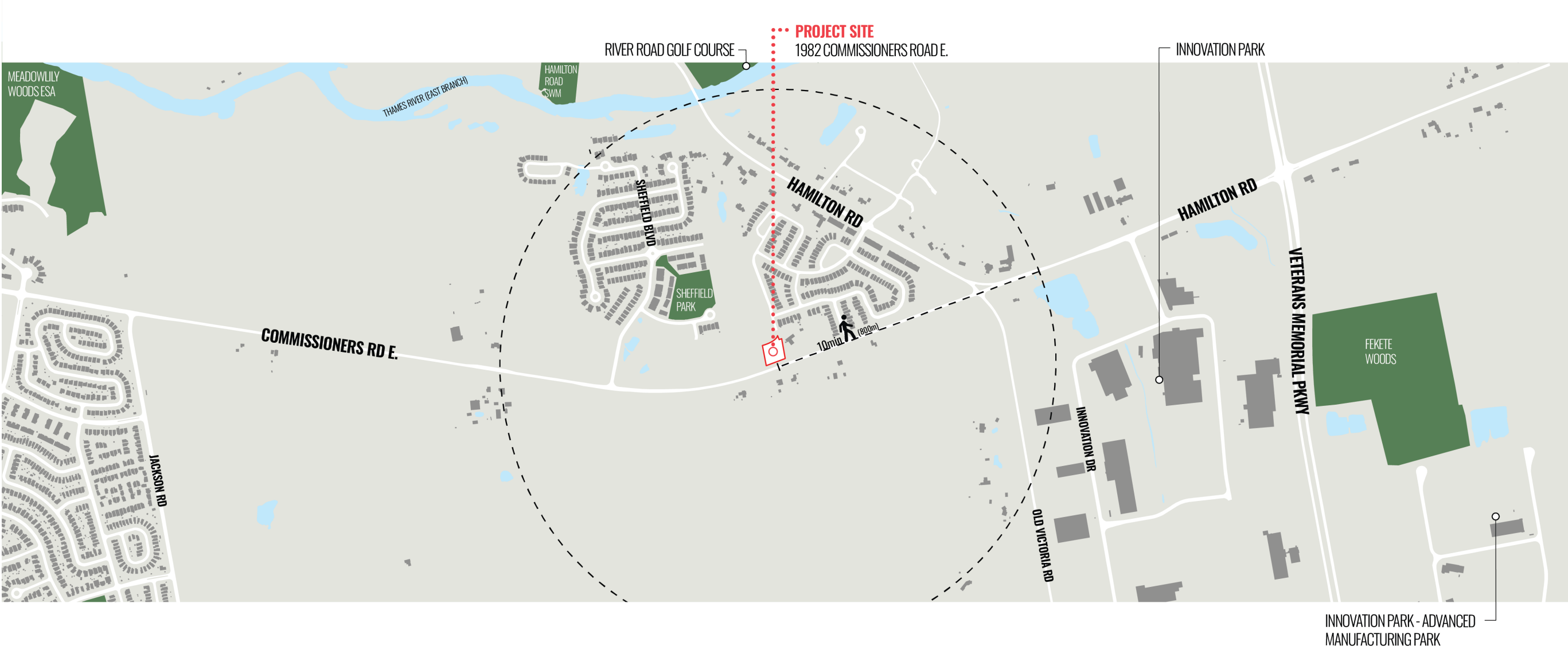


Figure 2. Neighbourhood Spatial Context (800m)



## S2.2 Spatial Analysis

**Figure 3** shows the physical and spatial characteristics of the lands surrounding the project site. The majority of lands immediately surrounding the project site are vacant or developed with existing 1-2 storey single-detached residential dwellings. The developed properties east and south of the subject site are comprised of large lots with substantial front yard setbacks. These residential properties facing onto Commissioner's Road East have a larger street frontage (60m - 143m) than the subject site but have an equivalent lot depth (60m). Lands further west and east of the site are developed with 1-2 storey single-detached residential dwellings. These lot sizes are smaller than the larger single-detached lots along Commissioners Road East. Lands to the north of the site are currently vacant and are designated as Open Space or for future residential development. The lands immediately north of the subject site are planned for the future extension of Constance Avenue.

The size and shape of parcels in proximity to the site, particularly along Commissioners Road E, presents substantial opportunity for residential intensification. In the future, it is anticipated that the lands surrounding the site, along Commissioners Road E could be redeveloped with grade-oriented and/or apartment style built form, oriented and focused towards the Commissioners Road E corridor.

### Spatial Context At-A-Glance

#### NORTH

**Existing**  
Vacant

**Planned**  
Constance Avenue  
Right-of-Way Extension

#### SOUTH

**Existing**  
Single Detached  
Dwellings

**Planned**  
Medium Density/Mid  
Rise

#### EAST

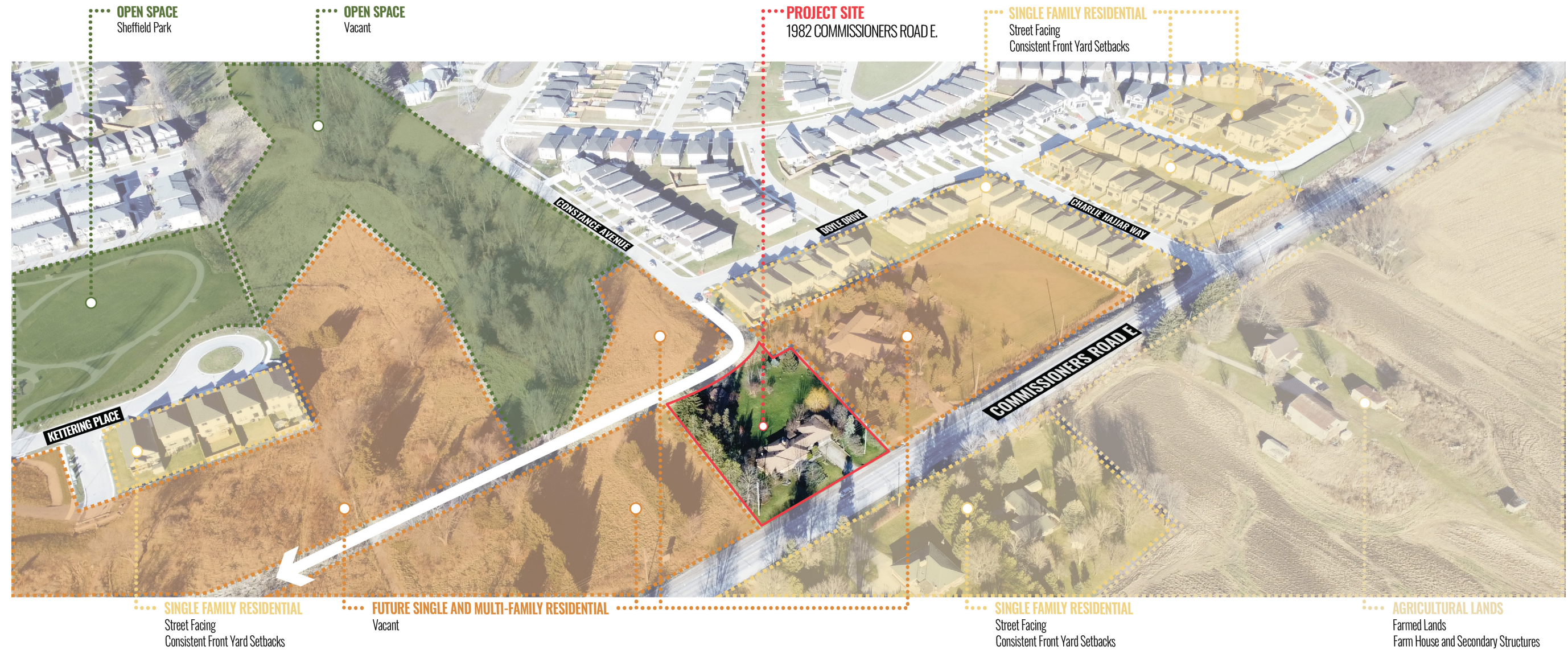
**Existing**  
Single Detached  
Dwelling

**Planned**  
Medium Density/Mid  
Rise

#### WEST

**Existing**  
Vacant

**Planned**  
Medium Density/Mid  
Rise



**Figure 3.** Neighbourhood Spatial Context (400m)



# S3: PLANNING FRAMEWORK

## S3.1 Provincial Planning Policy

The Provincial planning policy framework is established by the Planning Act (Section 3) and the Provincial Policy Statement (PPS 2020). The Planning Act requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

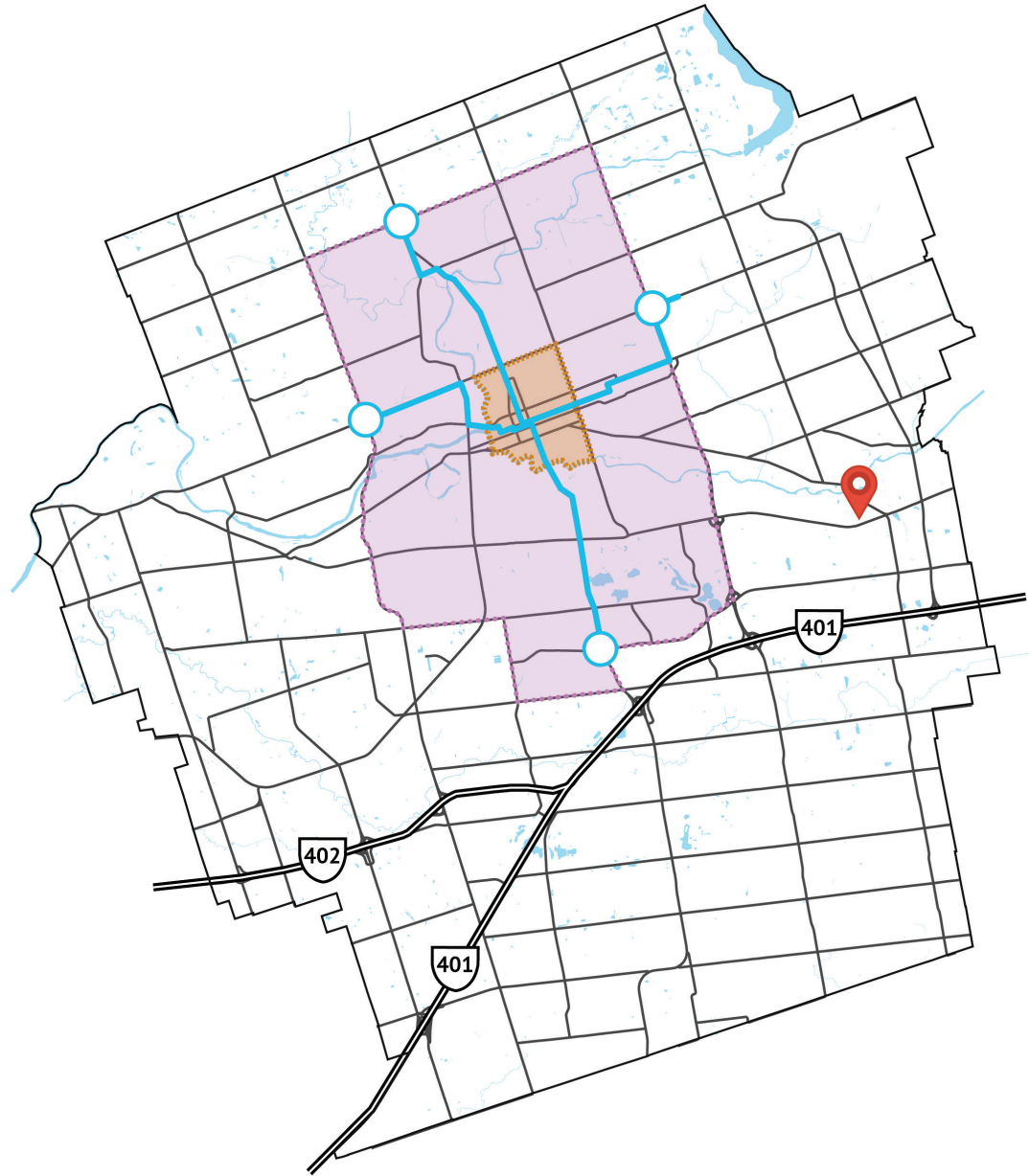
The mechanism for the implementation of the provincial plans and policies is through the City of London Official Plan. Through the preparation, adoption, and provincial approval of the City of London Official Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are addressed in the Official Plan discussion in this report.

## S3.2 The London Plan

**Figure 4** provides visual context for the site's positioning relative to London's city-structure. The project site contains direct frontage on Commissioners Road East and the future extension of Constance Avenue, which are identified in the London Plan as a Civic Boulevard and Neighbourhood Street respectively.

The site's relationship to the overall structure of London, as laid out in the London Plan, provides a framework for how development policies are to be viewed and applied in relation to this site. The following key characteristics of the site provide context for how the site is to be considered from a London Plan perspective:

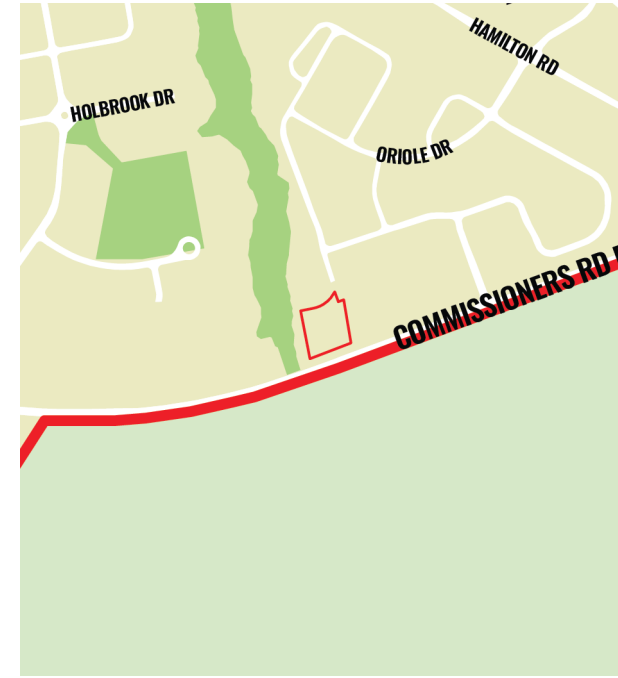
- Neighbourhoods Place Type
- Outside the Primary Transit Area
- Dual frontage on a Civic Boulevard and a Neighbourhood Street



**Figure 4.** City Structure

## / Place Types

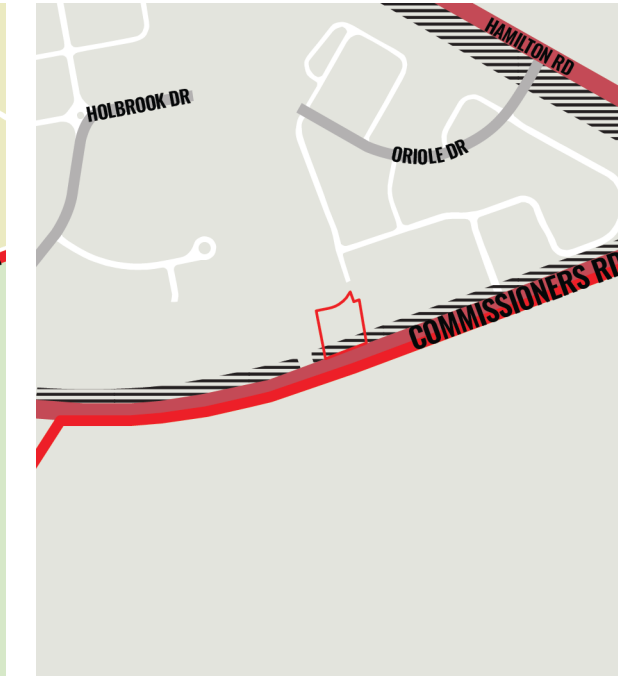
In accordance with Map 1 - Place Types of the London Plan, the project site is within the "Neighbourhoods" Place Type. Neighbourhoods are envisioned as diverse places that include a broad range of housing opportunities. The specific policies guiding new development are identified and summarized in the following section of this report and provide the primary guidance for redevelopment of the site.



- Neighbourhoods
- Green Space
- Farmland
- Urban Growth Boundary

## / Street Classification

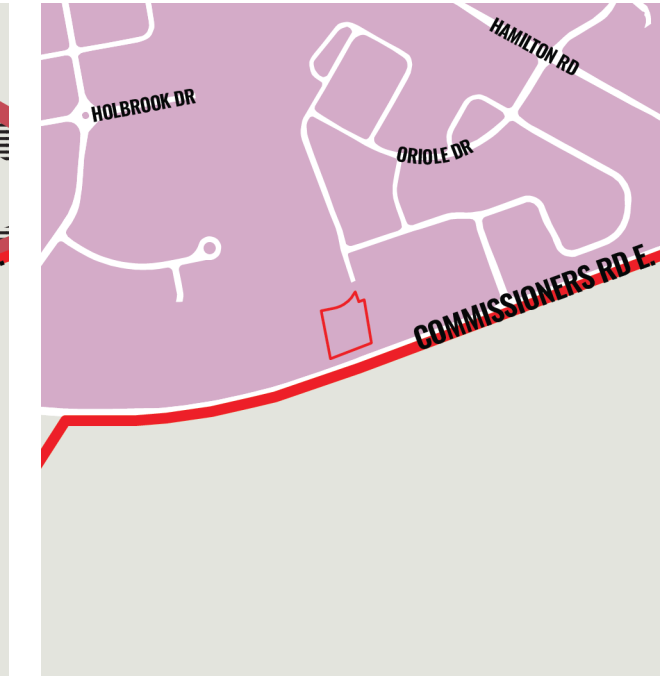
In accordance with Map 3 - Street Classifications of the London Plan, the project site has direct frontage on a Civic Boulevard and a future Neighbourhood Street. The intensity of development and range of uses permitted on a given site varies depending upon the street classification that a property fronts onto, in addition to a number of other factors.



- Civic Boulevard
- Neighbourhood Connector
- Special Permissions
- Urban Growth Boundary

## / Old Victoria Area Plan

The Old Victoria Area Plan guides development of lands generally located between Commissioners Road East, the Thames River and the former Old Victoria Road street allowance. The plan identifies the project site as medium-density residential. The policies of this plan do not contain any specific provisions for permitted uses on the subject lands beyond what is already permitted within the "Neighbourhoods" Place Type.



- Old Victoria Community Plan

### S3.3 Key London Plan Policies

#### Key Policy Implications: 1982 Commissioners Road E. and Part of 1964 Commissioners Road East

STREET TYPE	INTERSECTS WITH	PARK FRONTAGE
Civic Boulevard and Neighbourhood Street	N/A	N/A

#### / Use

Table 10 - Range of Permitted Uses in Neighbourhoods Place Type, outlined on page 248 of the London Plan shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type. The range of uses available to a given site depends upon the order/ classification of the street on which it fronts.

##### Permitted Residential Uses:

<input checked="" type="radio"/>	Single Detached
<input checked="" type="radio"/>	Semi-Detached
<input checked="" type="radio"/>	Duplex
<input checked="" type="radio"/>	Converted Dwellings
<input checked="" type="radio"/>	Townhouses
<input checked="" type="radio"/>	Secondary Suites
<input checked="" type="radio"/>	Triplexes
<input checked="" type="radio"/>	Fourplexes
<input checked="" type="radio"/>	Stacked Townhouses
<input checked="" type="radio"/>	Low-Rise Apartments

Permitted       Not Permitted

#### / Intensity

Table 11 - Range of Permitted Heights in Neighbourhoods Place Type, outlined on page 250 of the London Plan shows the range of permitted building heights in the Neighbourhoods Place Type. The minimum and maximum building heights applicable to a given site depends upon the order/ classification of the street on which it fronts.

##### Allowable Height (Storeys):

<b>Min.</b>	<b>2</b>
<b>Max.</b>	<b>4</b>
<b>Upper Max.</b>	<b>6</b>

#### / Form

In accordance with policy 938 of the London Plan, Residential Intensification means the development of a property, site, or area at a higher residential density than currently exists. For residential intensification projects, the development must be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood (953).

##### Design Criteria for Residential Intensification

- Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.
- Building and main entrance orientation.
- Building line and setback from the street.
- Character and features of the neighbourhood.
- Height transitions with adjacent development.
- Massing appropriate to the scale of the surrounding neighbourhood.

### / City Design Policies

The City Design policies of the London Plan provide overarching urban design guidance for new development and public realm projects. The policies recognize that the design of the city is shaped by both its natural setting and its built form, with built form including elements such as streets, streetscapes, public spaces, landscapes and buildings. Overall, the policies seek to create positive relationships between these elements, which influence how people navigate and experience the City. In accordance with the applicable policies, planning and development proposals within existing and new neighbourhoods are required to articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context. In this regard, the information outlined in Section 2, 3 and 4 of this brief clearly articulates the character of the site and surrounding area. The design principles described and illustrated in Section 5 and the annotated graphics in Section 6 document how the proposed Zoning By-law and the conceptual site layout and building form(s) have been designed to respond to the unique context of the site, and have taken into account the City Design policies of the London Plan along with other specific planning and urban design policies.

### / Residential Intensification in Neighbourhoods

The London Plan encourages intensification within existing neighbourhoods to help support aging in place, diversity of built form, affordability, vibrancy, and the effective use of land. In addition to the general City Design policies, the Neighbourhoods Place Type policies provide additional form-based policy direction for intensification proposals. The overall goal of the policies is to ensure that intensification projects are sensitive to, compatible with, and fit within the existing and planned neighbourhood context. This Planning and Design Brief has been prepared to aid in the evaluation of the proposal and draw direct links between key design considerations for residential intensification and the proposed site and building design. The graphics and illustrations in this brief also address functional considerations such as driveways, parking, landscaped open space, outdoor residential amenity area, buffering and setbacks, and waste storage/management which are key in evaluating the appropriateness of the proposed intensity of the development in the context of these policies.

### / Interpretation of Tables 10 to 12 Policies

The Interpretation of Tables 10 to 12 Policies provide direction on the interpretation of permitted uses, intensity and form of development for the Neighbourhoods Place Type. Specifically these policies provide direction where development is being considered on a lot that has frontage on two or more streets, but is not located at an intersection. In this regard, the information outlined in Section 6 of this brief provides a rationale for using the higher order street (Civic Boulevard) to establish the permitted uses and intensity of the development

### / Our Tools

The "Our Tools" section of the London Plan provides further detail and direction on how the Plan is to be implemented. With specific regard to planning and development applications, a Planning and Design Report was identified as a requirement of a complete application for this proposed Zoning By-law Amendment. This Planning and Design Brief has been prepared to articulate and address matters relating to the use, intensity and form of the proposal and allow for an evaluation of the proposal by Staff, Council, the public and other key stakeholders as it relates to the Evaluation Criteria for Planning and Development Applications.



### S3.4 Existing Zoning By-law Implications

#### / Urban Reserve (UR4) Zone

The project site is currently zoned as Urban Reserve UR4 Zone in the City of London Zoning By-law No. Z-1. This zone is intended to protect large tracts of land from premature development to provide for future comprehensive development on those lands. There are six variations within the UR zone family. The areas are differentiated based on lot area, whether they have been reviewed through the Community Plan process and whether they are located in areas where industrial development is anticipated over the long term. Our understanding of the existing zone permissions also helps to frame the context around the degree of change being pursued and informs the risk assessment of various development scenarios presented later in this report. In this case, the fact that the site has been zoned “Urban Reserve” signals to the community that these lands are to be developed. The northern portion of the project site, part of 1964 Commissioners Road E, contains a special provision for lot area and frontage.

### S3.5 Key General Regulations

The general provisions (Section 4) of the City of London Zoning By-law No. Z-1 contain development standards that apply in London irrespective of the specific zone category that is applied to the site.

Section 4.19 outlines requirements (design and quantity) for on-site vehicle parking. The project site is not located within the “exempt from minimum parking standards area”. The standard parking requirements for the uses contemplated in the proposed redevelopment are highlighted below for reference.

#### PARKING REGS.

##### Cluster Townhouses

1 per unit

##### Stacked Townhouses

0.5 per unit

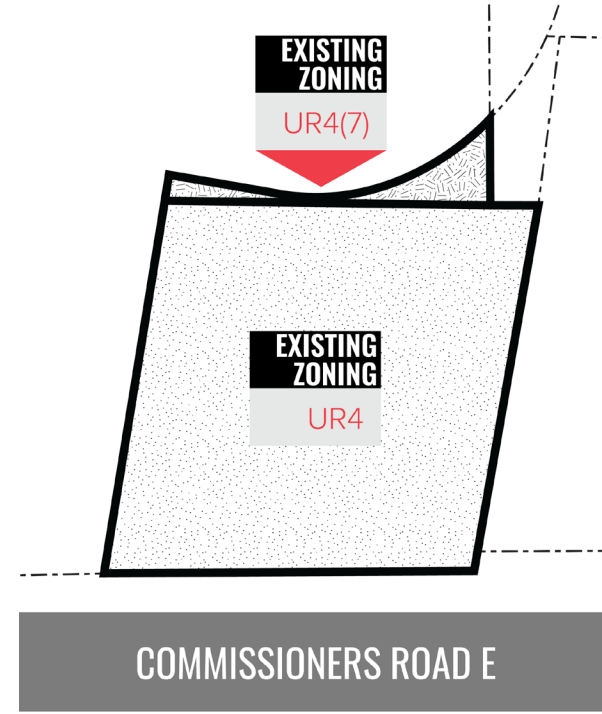
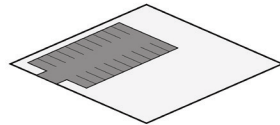


Figure 5. Existing Zoning Map

### S3.6 Planning History

On January 19, 2012, the City of London Approval Authority granted draft approval to the plan of subdivision known as “Victoria on the River” located on the north side of Commissioners Road East, west of Hamilton Road, and south of the Thames River. The plan has undergone a number of red-line revisions over time as development has progressed in phases. The land which forms the northern portion of the project site is a remnant parcel that is part of a larger draft plan of subdivision for 1938 and 1964 Commissioners Road E. This plan represents Phase 6 of the Victoria on the River subdivision.

This phase was approved in September 2021 and consists of single-detached and multi-family dwellings, parkland and open space. It is also served by two street connections to existing subdivision developments to the east and west. The land included in the project site, identified as Block 62 on the plan of subdivision is a remnant parcel that is identified for future development. The intent of these lands is to be combined with the neighbouring properties to the south, to create developable lots or blocks. This block contains frontage onto the future street connection of Constance Avenue.

The existing single detached dwelling on the portion of the site known as 1982 Commissioners Road E. has existed since prior to Zoning By-law Z.-1 coming into effect in 1993. No other significant/informative planning history was identified for this address.

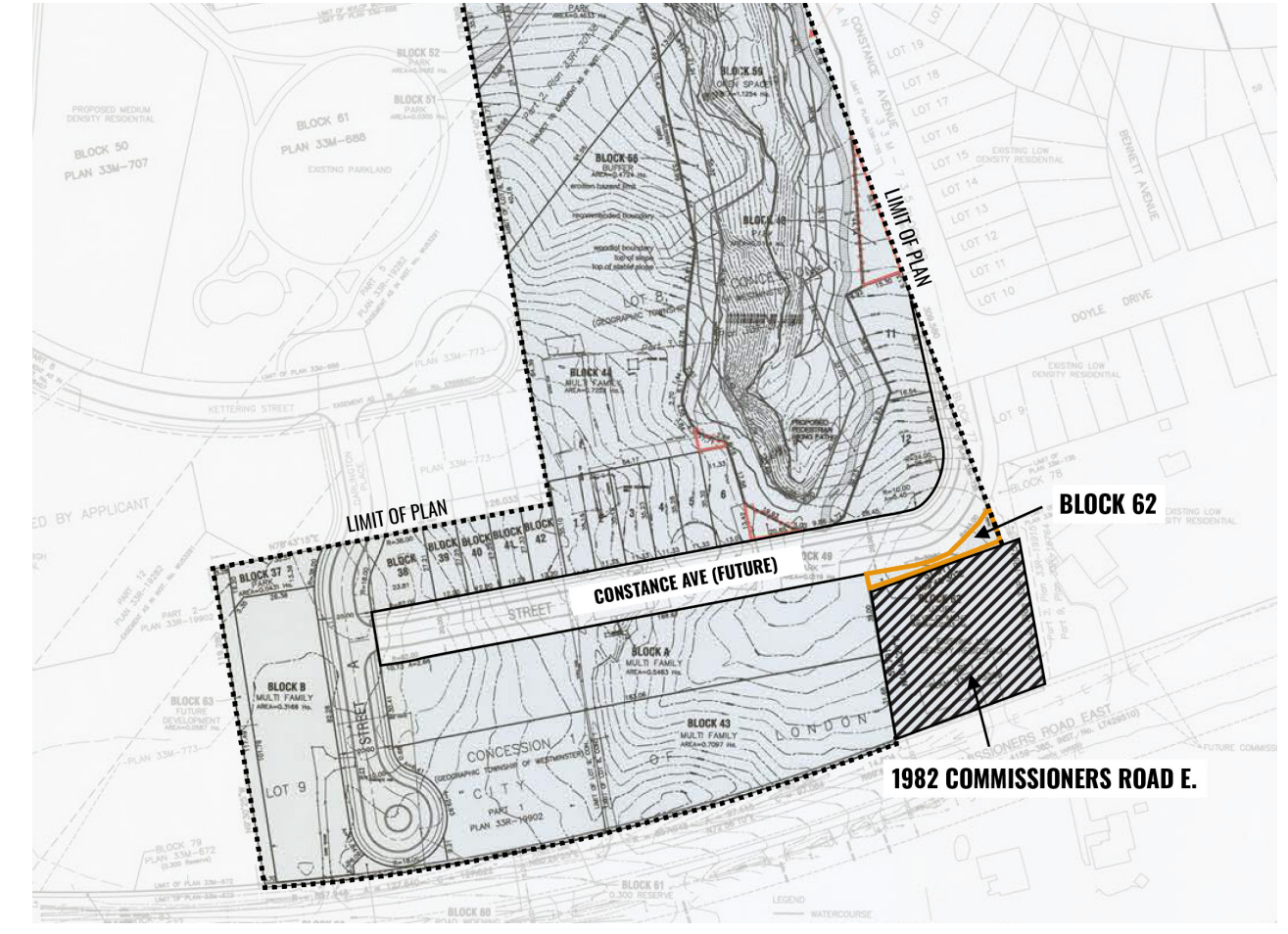
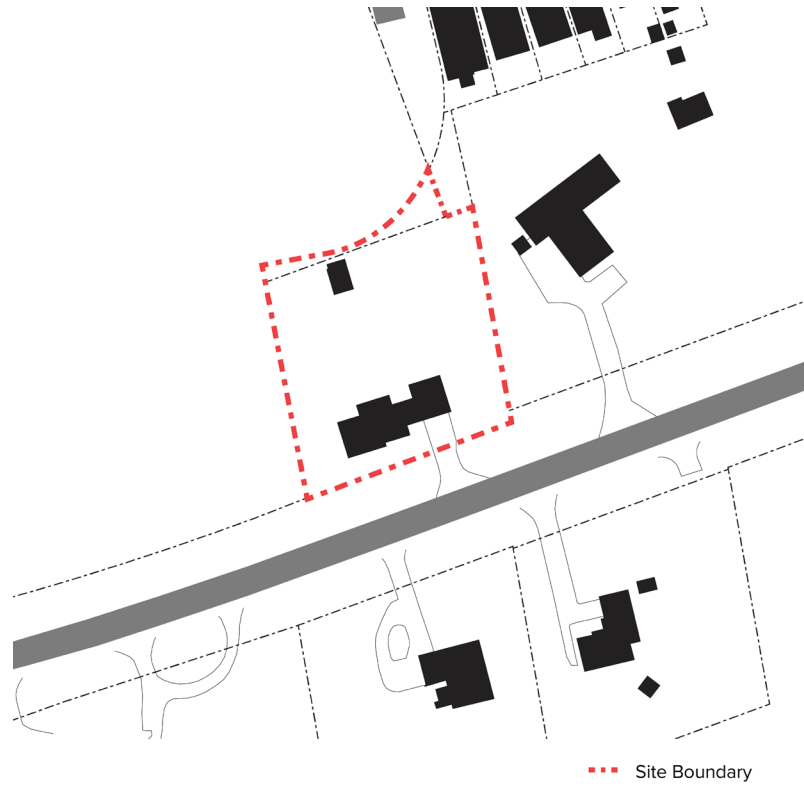


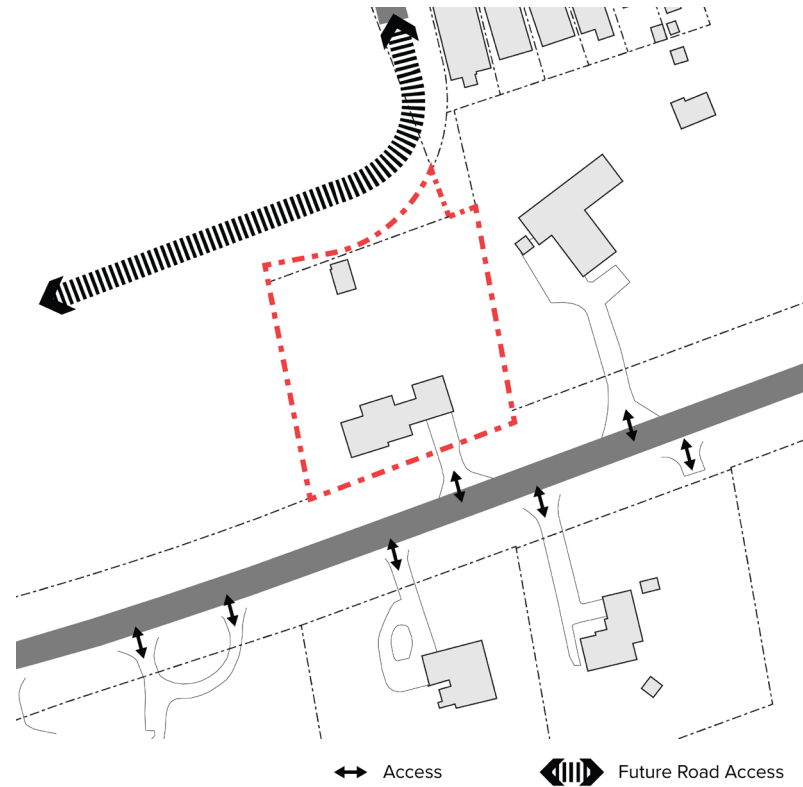
Figure 6. Draft Block Plan for 1938 and 1964 Commissioners Road E.

## S4: SITE ANALYSIS



### 1 Figure Ground

The project site contains an existing single detached dwelling but is of suitable size and configuration to support redevelopment for various housing types. The properties to the east are developed with detached bungalows. The lands to the northeast of the property are developed with single detached dwellings. Lands north of the property are vacant. The site is bounded to the south by an arterial road (Commissioners Road East). Existing development on the south side of Commissioners Road East is comprised of detached bungalows which front onto Commissioners Road E.



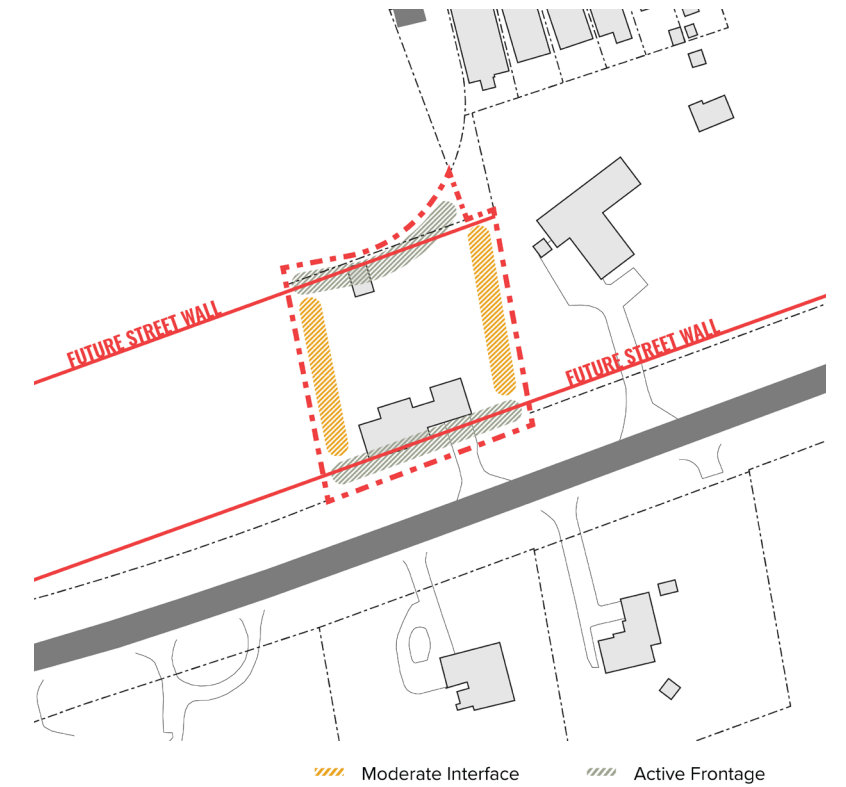
### 2 Mobility

The project site fronts onto Commissioners Road East which is a Civic Boulevard as per Map 3 – Street Classifications of the London Plan. In this location, Commissioners Road East contains a two-lane cross section with single east and west travel lanes. Based on the London Plan street classification, we assume that this right-of-way will be reconstructed in the future with additional vehicle lanes, turning lanes and sidewalks. The subject site contains one existing access to Commissioners Road East. It is also important to note the location of a future Constance Avenue road extension immediately north of the site.



### 3 Site Conditions

The south portion of the property is impacted by a road widening dedication of 3.0 metres from the existing front lot line along Commissioners Road East right-of-way. The location and extents of the required right-of-way dedication is represented on the image above. The site is interspersed with a collection of trees of varying sizes. To the extent possible, the new development should attempt to preserve mature and/or healthy vegetation.

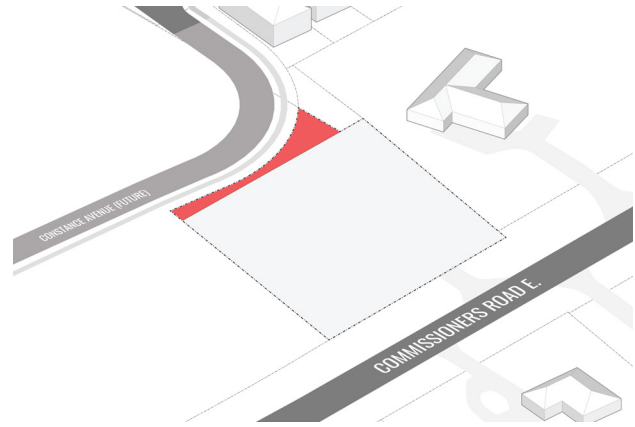


### 4 Edge Conditions

The site abuts a Civic Boulevard to the south, existing low density residential to the east and vacant land to the north and west. Properties to the east, west are anticipated to be redeveloped in the short term and as such those edge conditions could change and become less sensitive. A future extension of Constance Avenue is expected to occur along the north edge of the site. New development will be required to foster activity on Commissioners Road East and on Constance Avenue to the extent possible. Front and rear yard setbacks for new development will be required to address the future planned street wall, for both streets.



## S5: DESIGN PRINCIPLES

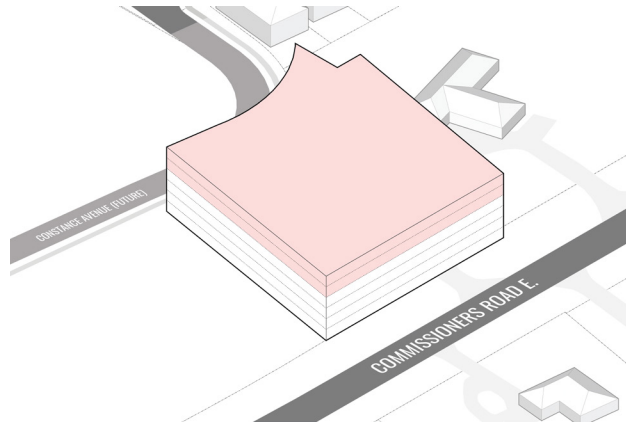


### 1 Assemble the Development Parcel

Acquisition of the lands to the north of 1982 Commissioners Road E., identified as Block 62 on the Plan of Subdivision for 1964 Commissioners Road E., allows for the creation of a developable parcel. Full-turn access and servicing for sanitary and stormwater management are permitted off of the future Constance Avenue extension.

#### Official Plan References

Mobility Policies - Policy 336  
Our Tools - Policy 1578

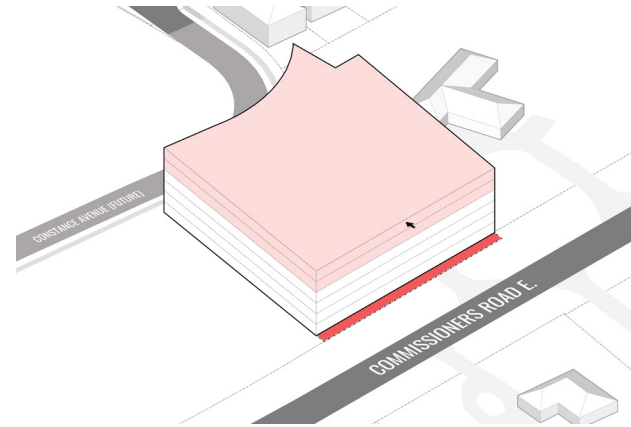


### 2 Mixed Housing Development

Given the size, shape and location of the project site, it is currently underutilized and presents an opportunity for residential intensification. The proposed zoning framework will allow for a low-rise built form (<4 storeys) which is in line with the maximum height permitted by the applicable “intensity policies of the Neighbourhoods Place Type.

#### Official Plan References

Neighbourhoods Place Type Policies - Policy 920 & Table 10 & 11

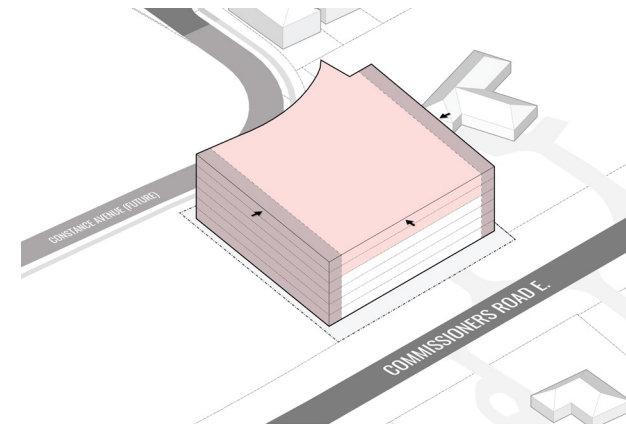


### 3 Account for the Road Widening

An approximately 3.0 metre road right-of-way widening will be required to be dedicated to the City of London along the frontage of the project site. This reduction in land area must be accounted for in the development design.

#### Official Plan References

Mobility Policies - Table 6  
Our Tools Policies - Policy 1736 - 1751

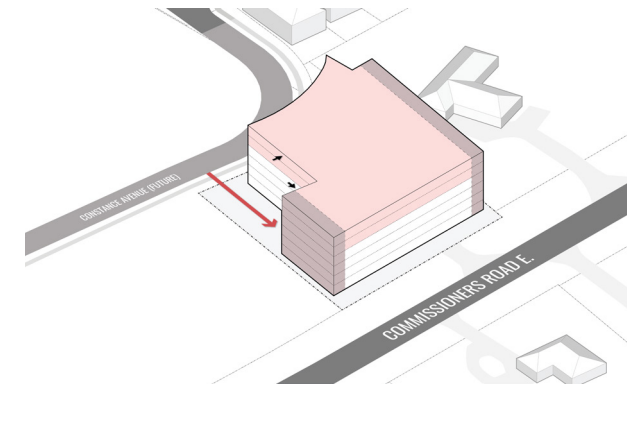


### 4 Shape Massing to Acknowledge Future Context

The massing of new buildings will be designed to be compatible and integrated with the plan for surrounding lands. The side yard setbacks are structured to accommodate appropriate facing distances based on the type of orientation (e.g., side-to-rear, front-to-rear). A more intense form of development is desirable along Commissioners Road E. Setbacks at the rear of the site are to be minimized to allow for the location of development along the future Constance Avenue Extension.

#### Official Plan References

City Design Policies - 199, 252, 253, 256 & 298  
Neighbourhood Place Type Policies - Policy 920 & 953

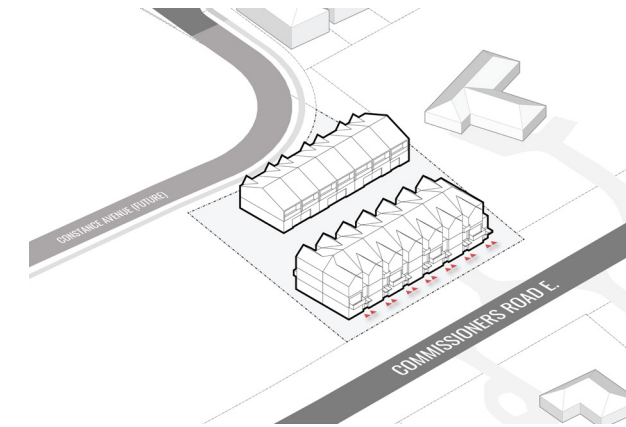


### 5 Carve for Access

New development will require a new 6.5 metre access/driveway from the future Constance Avenue extension. In order to most seamlessly integrate with the existing grade of the site, the new site access shown on the concept plan is located on the west side of the site. Access off of Commissioners Road is not permitted. A 0.3m reserve is required along the full length of the south property line of the project site.

#### Official Plan References

Mobility Policies - Policy 336  
Neighbourhoods Place Type Policies - Policy 953



### 6 Animate the Streets

The proposed zoning regulations ensure that new buildings should be oriented such that primary building frontage faces towards Commissioners Road East and the future Constance Avenue extension. This principle is carried through in the concept plan which shows a grade-oriented housing form with individual direct entrances and walkways leading to Commissioners Road East and Constance Avenue.

#### Official Plan References

City Design Policies - Policy 268, 285 & 291  
Neighbourhoods Place Type Policies - Policy 953

**Note:** The above noted urban design principles have been informed by the applicable policy, regulatory and contextual considerations for the site, many of which are highlighted in the preceding sections of this brief. These principles are central to our planning/design narrative for the site and the overall project goal of being sensitive to, compatible with, and a good fit within, the existing and planned urban fabric of the surrounding area. The images do not represent buildings. They show a potential “outer-envelope” within which a building or multiple buildings could be built.

# S6: THE PROPOSAL

## S6.1 Proposed Zoning By-law Amendment

The proposed Zoning By-law will provide a framework for low-rise, ground-oriented residential development in the form of street townhouses and stacked townhouses up to a maximum of 12.0m in height (3-storeys) and maximum density of 60 units per hectare. The proposed Residential R5-7 Special Provision (R5-7(L)) zone includes special regulations to account for the unique context of the project site and implement applicable form-based policy directions of the Official Plan. The proposed zone and special regulations are structured to facilitate an appropriate range of desirable site design and built form outcomes, however, the zone is not tied to a specific development design. In this regard, the proposed Zoning By-law Amendment will “lock-in” the key development and built form standards but will also allow for a degree of flexibility to address site and building design details through the future Site Plan Control process.

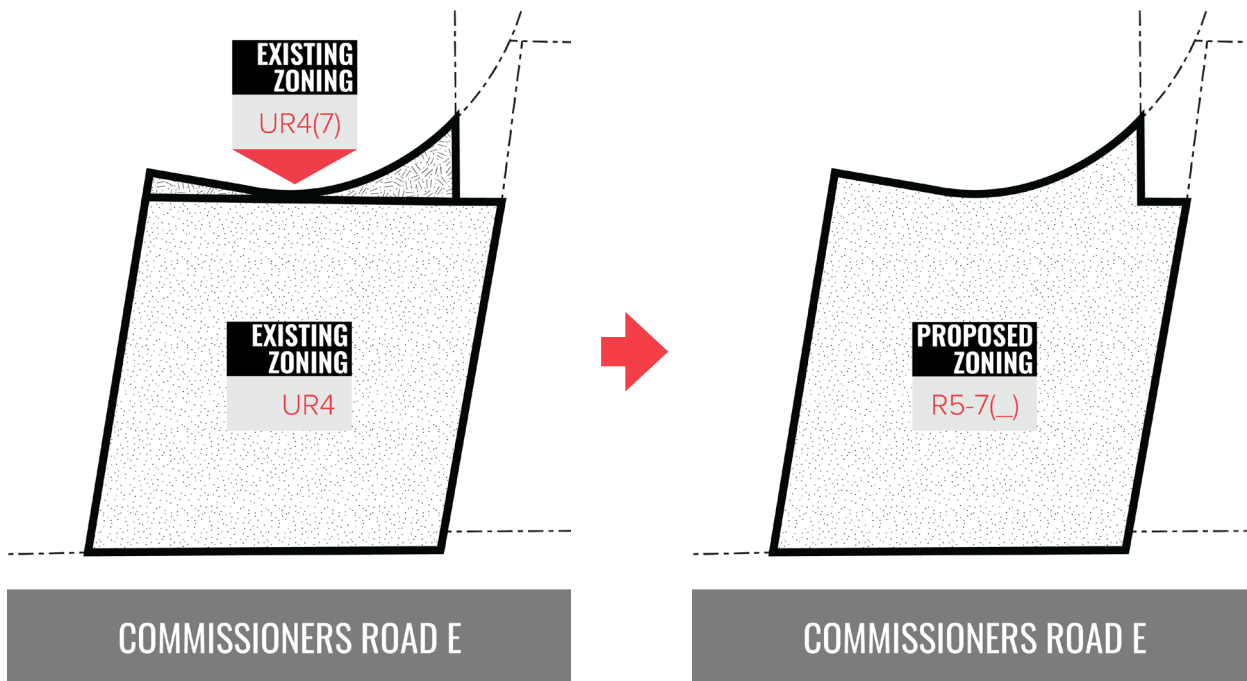
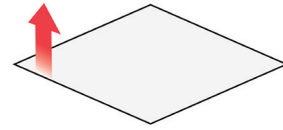


Figure 7. Existing Zoning

Figure 8. Proposed Zoning

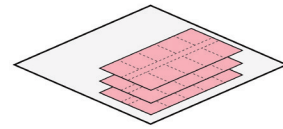
### PROPOSED HEIGHT

12.0  
Metres



### PROPOSED DENSITY

59  
UPH



## / Proposed By-law

1982 Commissioners Road E.			
Regulation	R5-7	R5-7(L)	Special Explanations
Permitted Uses	Section 9.2	-	
Lot Area (min.)	1,000m <sup>2</sup>	-	
Lot Frontage (min.)	30.0m	-	
Front and Exterior Side Yard Depth (min.)	8.0m	Min: 3.0m	<b>1</b>
Rear and Interior Side Yard Depth (min.)	0.5 metres (1.6 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.	Interior: 1.8 when the wall of a unit contains no windows to habitable rooms or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.  Rear Yard: 1.5m	<b>2</b>
	3.0 metres (9.8 feet) where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior side yard.(Z.-1-00761) (Z.-1-021025)		
Landscaped Open Space (min.)	30%	-	
Lot Coverage (max.)	45%	-	
Height (max.)	12.0	-	
Density (max.)	60 uph	-	
Parking	<b>Townhouse (Street):</b> 1/unit <b>Stacked Townhouse:</b> 0.5/unit	-	

-: No Change

Table 1: Special Regulations Overview

Note: See page 21-22 for additional details and explanation for proposed special regulations.



## / Special Regulation Explanations

### 1 Urban Front Yard Setback

New buildings should have regard for the existing or planned streetscape character. The existing 8.0m front setback in the R5-7 zone would produce a more suburban character than envisioned for Civic Boulevards. The proposed special regulation will ensure that new buildings will be sited closer to Commissioners Road, aligning with the planned street wall.

### 2 Contextual Rear Yard Setback

The proposed zoning by-law includes a reduced rear yard setback requirement to address the frontage along the future extension of Constance Avenue. The existing rear yard setback in the R5-7 zone identifies separation distances from neighbouring rear yards to address privacy and shadowing. However, it does not account for sites with frontage on two or more streets, not located at an intersection. The proposed special regulations will ensure that new buildings are sited closer to and oriented towards the future extension of Constance Avenue, aligning with the planned street wall. The proposed distance of 1.5m recognizes the pinch point on the northeast corner of the site, however the concept plan generally achieves 4.3 or more metres.

#### Official Plan References

City Design Policies - Policy 256 & 259  
Neighbourhoods Place Type Policies - Policy 953

#### Official Plan References

City Design Policies - Policy 252, 256 & 259  
Neighbourhoods Place Type Policies - Policy 920 & 953

## / Front and Rear Yard Rationale

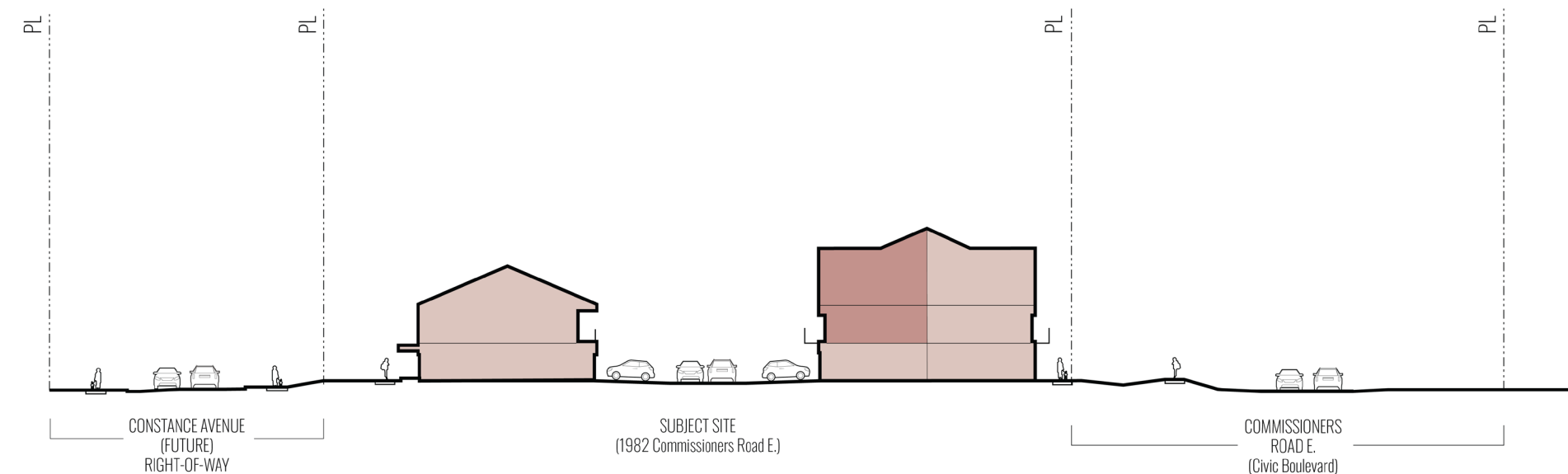


Figure 9. North-South Section Diagram

#### Explanation

Residential intensification is fundamentally important in achieving the vision of the London Plan. When planning for intensification along Urban Corridors, compatibility and fit (from a site layout and built form perspective) with adjacent planned neighbourhood areas is an important consideration. The following graphic has been prepared to illustrate key elements of the site layout and massing strategy and how they have been informed by the existing and planned context of the surrounding area.

Figure 9 illustrates the setbacks of the proposed development from the existing north and south property lines. The diagram illustrates the future condition of a through lot on the site, with Commissioners Road E along the south property line and Constance Avenue along the north property line. In accordance with the City of London Zoning By-law No. Z-1, the front lot line is identified as the lot frontage along Commissioners Road E. The proposal establishes a reduced front and rear yard setback to allow for activation along the frontage of both streets. The proposal shows a grade-oriented housing form with individual direct entrances and walkways leading to both Commissioners Road East and the future Constance Avenue extension. The proposed development concept complements the existing and planned character of each street, as the greater form and intensity is located towards the higher-order street (Commissioners Road East).

## S6.2 Proposed Development Concept

### / Mixed Urban Towns

The following illustrations and graphics provide an overview of the development concept for 1982 Commissioners Road E. The development concept is representative of the developer's future intention for the project site and represents a desirable implementation of the proposed Zoning By-law amendment outlined in Section 6.1 of this brief. The concept includes a two-story townhouse building containing seven units and a three-storey back-to-back (stacked) townhouse building containing twelve units. In total, the proposed development includes 21 residential units. The required vehicular parking for the new townhouse forms is provided through a combination of integrated/attached garages and driveways. The conceptual site design allows for the creation of two visitor parking stalls in addition to the resident parking. A dimensioned conceptual site plan has been prepared and is available for public download at [www.siv-ik.ca/1982ce](http://www.siv-ik.ca/1982ce). A series of simplified supporting illustrations have been included in this report to highlight key elements of the conceptual site and building design in a manner that enables a more seamless evaluation by stakeholders and decision-makers. The detailed conceptual plan should be referred to where detailed dimensions and specifications are required for review or evaluation.



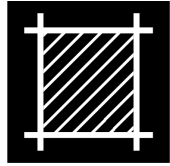
**Perspective:** Aerial view looking northwest from Commissioners Road E.

*Conceptual Massing Diagram*



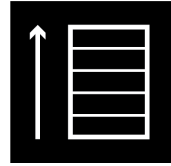
/ Concept At-A-Glance

**SITE AREA**



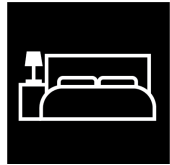
**0.353**  
HECTARES

**BUILDING HEIGHT**



**3**  
STOREYS  
  
12.0  
METRES

**DWELLING UNITS**



**21**  
DWELLING UNITS

7 REAR LANE TOWNS  
14 BACK-TO-BACK TOWNS

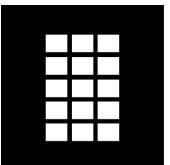
**PARKING**



**2.1/unit**  
OVERALL RATE

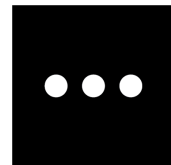
42 RESIDENT STALLS  
2 VISITOR STALLS

**DENSITY**

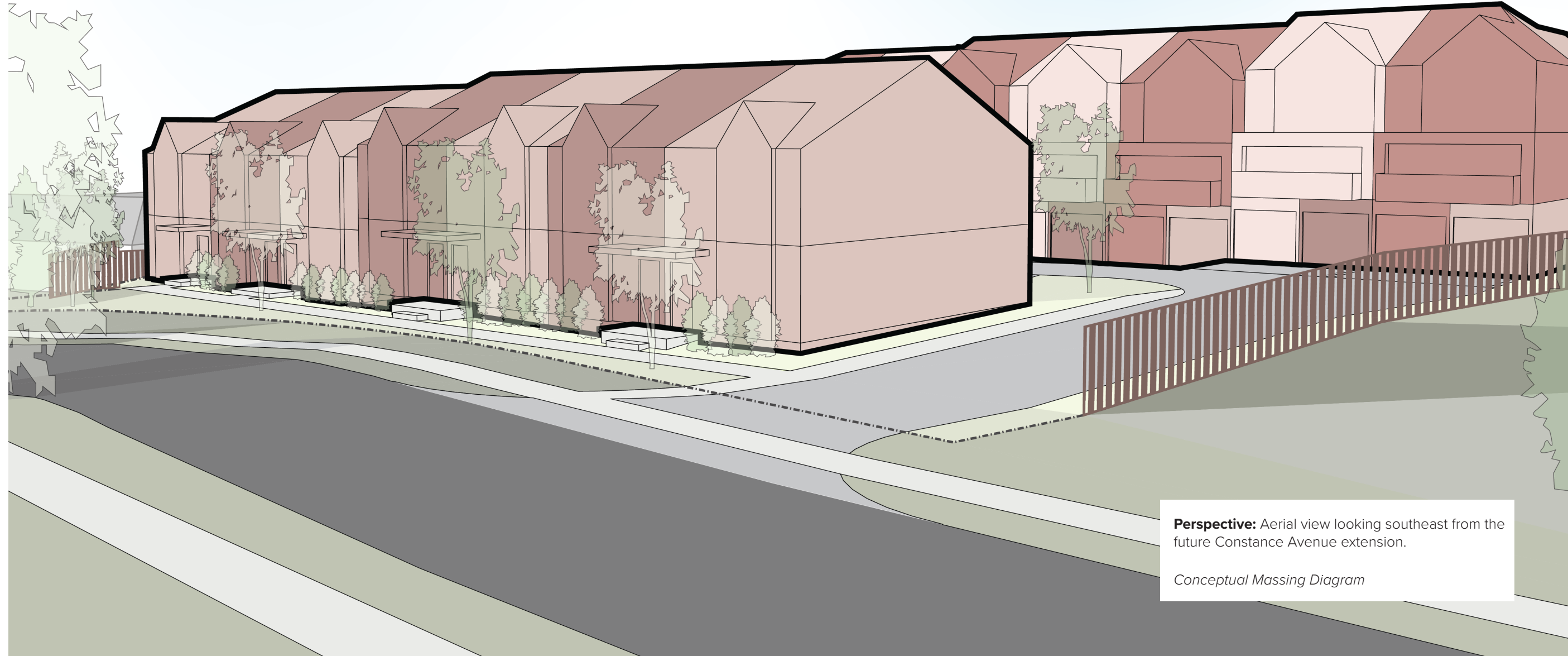


**59**  
UNITS PER HECTARE

**OTHER**

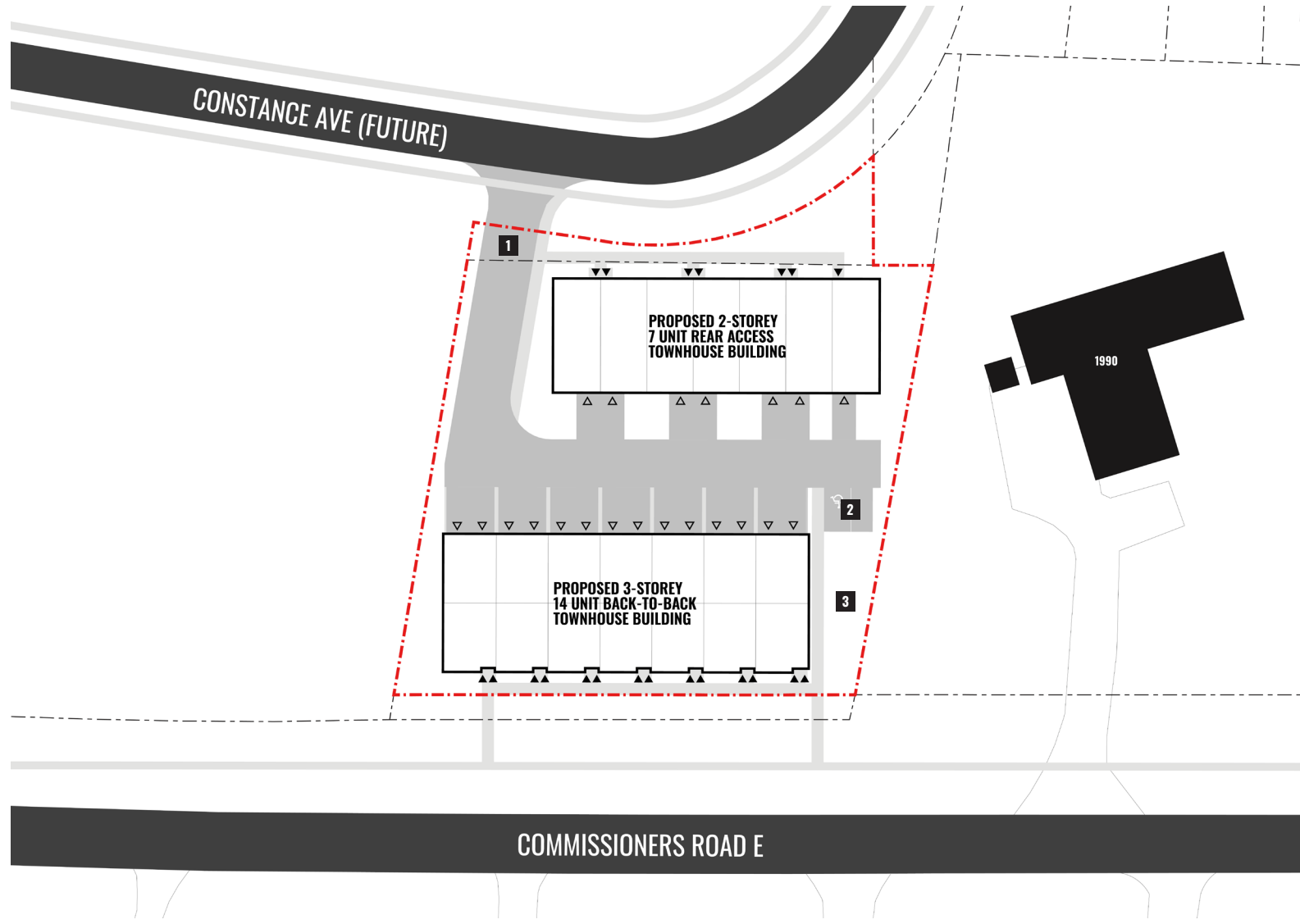


**31%** LANDSCAPED OPEN SPACE  
**38%** LOT COVERAGE



**Perspective:** Aerial view looking southeast from the future Constance Avenue extension.

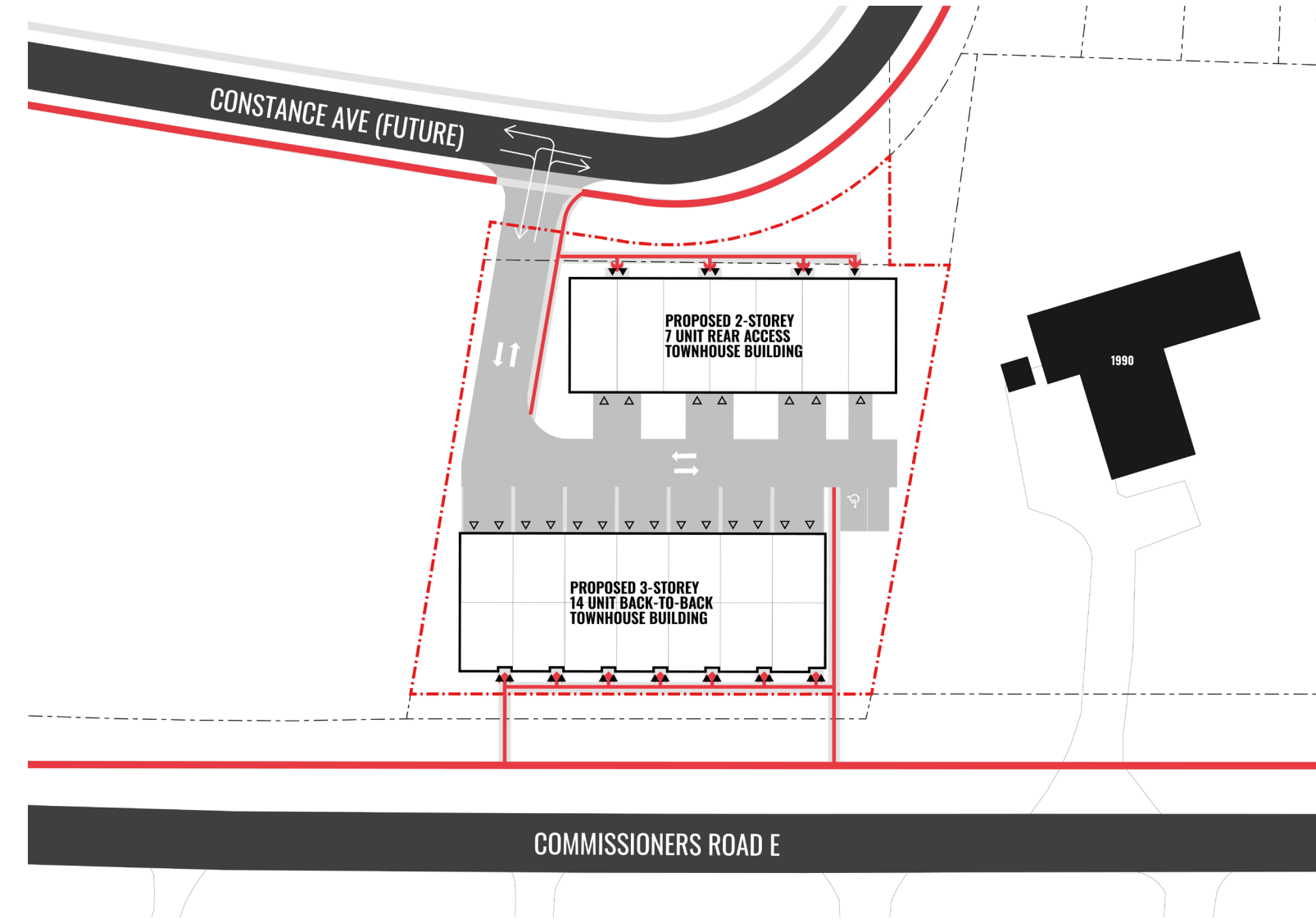
*Conceptual Massing Diagram*



- LEGEND**
- ▲ Building Entrances
  - Site Boundary
  - New Building Footprint
  - 1 New Site Access
  - 2 Visitor Parking Area
  - 3 Common Outdoor Amenity Area

**Note:** This simplified site concept plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the key attributes of the development concept. For dimensions and full site details, please refer to the 2023-04-04 conceptual site plan.

Figure 10. Simplified Concept Plan

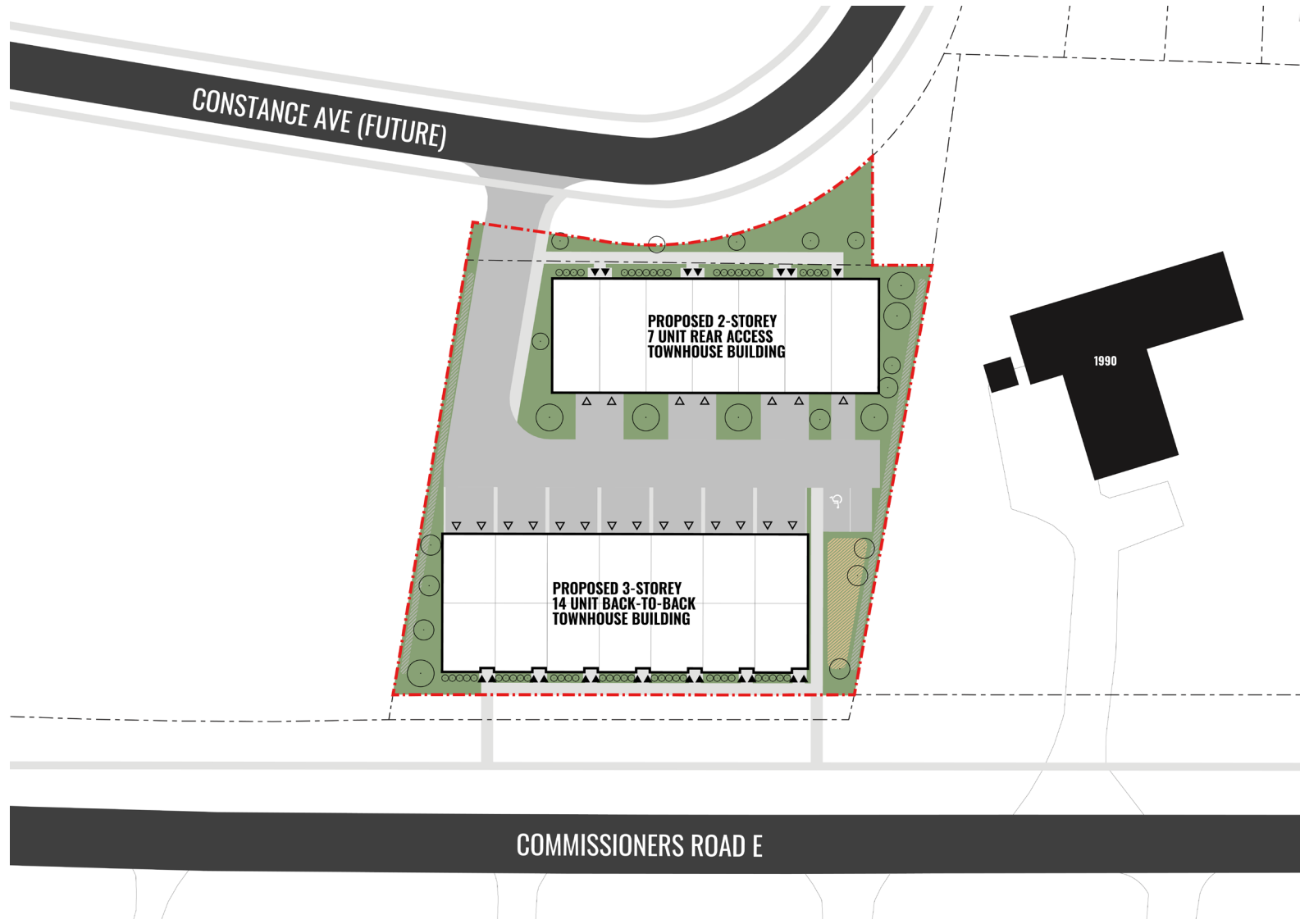


- LEGEND**
- ▲ Building Entrances
  - Site Boundary
  - New Building Footprint
  - Existing Sidewalk
  - Pedestrian Connection
  - Vehicular Circulation/Movements

**Note:** This simplified site access and circulation plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the key attributes and functions of the development concept related to vehicular and pedestrian movements. For dimensions and full site details, please refer to the 2023-04-04 conceptual site plan.

Figure 11. Site Access and Circulation Plan





**LEGEND**

▲	Building Entrances	■	Landscaped Area
---	Site Boundary	▨	Enhanced Edge Treatment
■	New Building Footprint	■	Common Amenity Area
○	Potential Tree Location	■	Private Outdoor Amenity Area(s)

**Note:** This simplified landscape plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design. It is meant to aid in illustrating the parameters for the future detailed landscape plan which will be prepared by a Licensed Landscape Architect during subsequent stages of the planning process and reviewed through the Site Plan Control application.

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Figure 12. Conceptual Landscape Plan

## S7: TECHNICAL ISSUES

### S7.1 Tree Preservation Report

The City Design Policies of the London Plan highlight a desire to preserve and incorporate existing mature trees into new developments, where possible. A Tree Assessment Report has been prepared by Ron Koudys Landscape Architects Inc. (RKLA) and has been submitted as part of the complete Zoning By-law Amendment application package. The report identifies and evaluates all trees of all sizes in the City right-of-way and trees greater than 10 cm in diameter measured at breast height on, and within 3 metres of, the project site. No species classified as endangered or threatened under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic. The subject site is NOT within or immediately adjacent to a City of London Tree Protection Area. The size, location and quality of the existing trees can be found on the Tree Preservation Drawing in Appendix A of the RKLA Report. In considering the potential impacts and disturbance associated with the proposed development concept, it was been concluded that there is potential to preserve 2 out of the 18 existing trees. The Tree Preservation Report demonstrates that there will be no impact to existing off-site trees on adjacent properties. The preservation plan will continue to be refined through subsequent stages of the development process when further details about site grading and engineering are finalized (e.g., through the future site plan control application process). New tree plantings will be contemplated through the future landscape plan which will be prepared during the site plan control application process and will offset the loss of existing trees.

### S7.2 Archaeological Resources

The PPS 2020, City of London Official Plan and the London Plan all call for the preservation of significant archaeological resources. The project site was identified as being within an area of archaeological potential as per the City of London Archaeological Master Plan. As such, A Stage 1-2 Archaeological Assessment was carried out by Lincoln Environmental Consulting Corp. in May 2023 The report has been submitted as part of the complete application for the proposed Zoning By-law Amendment. Only three positive test pits were identified in the study area, yielding a total of eight artifacts from the Late 19th and Early 20th centuries. The archaeological resources recovered do not meet provincial standards to require further work on their own, however, a mid-19th century Euro-Canadian archaeological site known as the Norton-Bickly site (AfHb-363) exists within the adjacent property and while it was fully mitigated within the adjacent property, it was noted to extend into the current study area and the recommendations state that further assessment if necessary to address the existing site within the current parcel. As such, a Stage 3 site specific assessment is recommended for the Norton-Bickly site (AfHb-363), in the form of one-by-one meter test units excavated at 5m intervals along the property line and continuing as necessary according to Table 3.1 of section 3.2.3 of the 2011 Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011). Consultation with the MCM should occur regarding any Stage 4 mitigation required and based on the Stage 3 findings.

### S7.3 Servicing

Through the pre-application consultation process with the City of London it was identified that the intended servicing for this block was to stem from the future Constance Avenue. The Servicing Strategy Report demonstrates the proposed water servicing, sanitary and storm outlets, and the maximum peak flows which will result from the proposed development.

Water service for the development will be provided by connecting to the 250mm diameter watermain on the Constance Avenue north of the site. This watermain shall be constructed as a part of Phase 6 of the Victoria on the River Subdivision. A new 50mm diameter PVC water service connection to the 250mm main is proposed to service the site. Each unit will be serviced by a 25mm diameter PEX water service.

For sanitary servicing, the subject site is included as external lands as part of the sanitary area plan for the adjacent Old Victoria East Subdivision-South Parcel (Thames Valley Joint Venture, Plan 33M-735). As set out on the accepted Subdivision drawings, the existing 200mm diameter sanitary sewer on Constance Ave has been extended and stubbed at the limit of the Old Victoria East Subdivision-South Parcel Subdivision. The whole external area (0.8ha.) that includes the subject lands been allocated 72 people (90 person per hectare). Eng Plus Ltd. has reviewed the design sheet for Old Victoria East Subdivision with the new tributary area and additional population above, the sewage flow downstream at the trunk sewer on Hamilton Road is increased 1.34 l/s ( from 6.72 l/s to 7.38 l/s) the capacity of the 200mm diameter sewer at 0.4 % slope is approximately 20.7 l/s. Therefore, the additional flow of the development can be accommodated in the existing sewer system. A new 150mm diameter PDC at minimum 1% slope is proposed to connect to the new 200mm diameter sanitary sewer on Constance Avenue (constructed as a part of Phase 6 of the Victoria on the River Subdivision). Each individual unit will be serviced by a 100mm diameter service connection at 2% minimum grade.

As per as-constructed drawing T13502-03, the site is included in the external area of 0.9hectares, and C=0.60, tributary to the existing 375 mm storm sewer on Constance Avenue. Post-development run-off from the site has been included in the downstream stormwater management facility SWMF1. Stormwater runoff will be treated in the SWM facility, onsite treatment is not needed.



## S8: INTERPRETATION

### S8.1 Purpose of this Brief

We understand that sites are not blank slates. This Planning and Design Brief outlines the planning and design rationale for the redevelopment of 1982 Commissioners Road E. The Brief provides an overview of the proposed Zoning By-law Amendment and Concept Plan which are representative of the project team's best thinking for the site's redevelopment, considering the policy, regulatory and physical context. The Brief is meant to highlight the key factors that shape development on this site and help stakeholders to understand how those key factors have shaped the proposed Zoning by-law and Concept Plan.

### S8.2 The Development Design

The proposed zone and special regulations are structured to facilitate an appropriate range of desirable site design and built form outcomes, however the zone is not tied to a specific development design. The proposed Zoning By-law Amendment will "lock-in" the key development and built form standards but will also allow for an appropriate degree of flexibility to address site and building design details through the future Site Plan Control application process. The specific development plans highlighted in the report are conceptual in nature and are subject to a degrees of change through the future development design and approval process.

### S8.3 Stakeholder Engagement

The project team has carried out early engagement with the Ward 14 Councillor, City Administration and surrounding residents to inform the redevelopment vision for the site and looks forward to continuing to do so as the application progresses through the review process.



## REFERENCES

1. Site Survey prepared by Callon Dietz, dated May 2, 2023.
2. City of London Jackson Planning District Profile (2016)
3. The Provincial Policy Statement (2020)
4. The London Plan.
5. City of London Comprehensive Zoning By-law Z.-1.
6. City of London, London CityMap (Last updated October 1, 2020).
7. City of London Staff Report Z-9015 re: Sifton Properties Limited 1938 & 1964 Commissioners Road East
8. Victoria on the River Subdivision Phase 6 (Redlined), prepared by Archibald, Gray & McKay Ltd., dated November 26, 2020.
9. Stage 1-2 Archaeological Assessment prepared by LEC Corp., dated July 2023.
10. Tree Preservation Report prepared by Ron Koudys Landscape Architects Inc., dated July 21, 2023.
11. Servicing Study prepared by Eng Plus Ltd., dated May 2023.



