

BLOCK 231, 33M-826
PLANNING JUSTIFICATION AND DESIGN REPORT
DECEMBER 20, 2023



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1.0 INTRODUCTION

This Planning Justification & Design Report (PJR) is being submitted by Drewlo Holdings Inc. in support of a Zoning By-law Amendment (ZBA) application for the block located south of Commissioners Road East, east of Jackson Road, north of Reardon Boulevard and west of Asher Crescent; known legally as Block 231 on Plan 33M-826. This application is being submitted to facilitate the development of low-rise apartment buildings and townhomes, intended for use as purpose-built rental residential units.

A site plan application has been submitted concurrently. The proposed development consists of 248 units in the form of three (3) low-rise apartment buildings, ranging in height from 5 to 6 storeys, eight (8) blocks of back-to-back townhomes, and two (2) blocks of 3 storey towns. The proposed development is consistent with the intentions of the area, as well as Provincial and Municipal policies.

1.1 OVERVIEW

The Site, municipally known as 420 Asher Crescent, is flanked by Commissioners Road East, Jackson Road, Reardon Boulevard and Asher Crescent. The parcel is rectangular in shape with an approximate frontage of 133.036m (436.47ft) along Commissioners Road East. The Site is 3.075ha (7.5985ac) in size.

The subject lands are within the Neighbourhoods Place Type of the London Plan, which allows for a variety of land uses ranging from single detached dwellings to low-rise apartment buildings. An Upper Maximum Height of 6 storeys is permitted, as the Site has frontage onto the intersection of two Civic Boulevards (Commissioners Road East and Jackson Road). The lands are currently zoned h*h-54*h-71*h-100*R4-6*R5-4*R6-5.

A zoning by-law amendment request is being sought to re-zone the subject lands under the City of London's Zoning (Z.-1) by-law to permit the proposed development.

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2.0 PLANNING FRAMEWORK

2.1 THE LONDON PLAN

Block 231 is located within the Neighbourhoods Place Type, on Map 1 of the London Plan. Surrounding lands are also within the Neighbourhoods Place Type, with the exception of a wooded area/valley and 1618/1664 Commissioners Road East located north of the site.

Neighbourhoods are intended to provide a diversity and mix of housing types, intensities and forms. The use, form and height permitted within a Place Type are governed by the classification of the street to which the property has frontage. As shown on Map 3: Street Classifications, Block 231 is bordered by two Civic Boulevards – Jackson Road and Commissioners Road East. The property is also bordered by Reardon Boulevard and Asher Crescent, a Neighbourhood Connector and Neighborhood Street, respectively.

As outlined in Table 10 and Table 11 of The London Plan, low-rise apartment buildings and townhomes are permitted uses for a property with frontage onto a Civic Boulevard, up to an Upper Maximum Height of 6 storeys.

The property north of Block 231, municipally known as 1618/1664 Commissioners Road East is subject to the HighDensity Residential Overlay per Map 2 of the *London Plan*. Wooded areas/valley lands are within the Green Space Place Type.

A cycling/walking route is contemplated by Map 4 (Active Mobility Network) along Commissioners Road East.

The Block falls within the “South Thames” and “Dingman Creek” subwatersheds. Map 5 & 6 do not identify any natural heritage, hazard or resources associated with the lands.

The Site is not subject to any Specific Policies, CIPs, or Heritage protections. And it is not part of an identified Protected Major Transit Station Areas.

2.2 ZONING BY-LAW

Under the City of London Zoning By-law (Z.-1), the subject lands are currently zoned h*h-54*h-71*h-100*R4-6*R5-4*R6-5. The proposed development will require a Zoning By-law amendment to permit heights and densities consistent with the policies of the Neighbourhood Place Type of The London Plan. The proposed zoning will continue to provide for and regulate medium density development in various forms of cluster housing, while implementing additional height and density permissions, reduced setbacks and landscaped open space coverage.

Holding Provisions:

Block 231 is subject to four (4) holding provisions; “h”, “h-54”, “h-71” and “h-100”.

The purpose of the “h” holding provision is to ensure the orderly development of lands and the adequate provision of municipal services. It ensures the required security has been provided for the development agreement, and that Council is satisfied the conditions of the approval of plans and drawings for a site plan will ensure a development agreement is executed by the applicant and the City prior to development.

The purpose of the “h-54” holding provision is to ensure land use conflicts between arterial roads and the proposed residential uses are not created. It requires the Owner agree to implement all noise attenuation measures recommended in noise assessment reports.

The purpose of the “h-71” holding provision is to encourage street-oriented development. A site plan has been provided demonstrating how the front facade of the dwelling units will be oriented to the abutting streets.

The “h-100” holding provision requires a looped watermain system be constructed and a secondary public access be available to ensure adequate water service and appropriate access.

A site plan application has been submitted concurrent to the Zoning By-law Amendment request. It is anticipated that Conditions of Site Plan Approval will be issued in advance of the passing of the requested Zoning by-law Amendment. For that reason, this proposal requests that the holding provisions be removed.

Current Zoning:

The R4 zone provides for and regulates medium density residential development in the form of street town housing.

The R5 zone provides for and regulates medium density residential development in the form of cluster townhouses.

The R6 zone variations provide for and regulate medium density development in various forms of cluster housing from single detached dwellings to townhouses and apartments. The R6-5 variation permits the full range of housing forms up to a height of 12.0m and a maximum density of 35 upha.

3.0 SITE LOCATION AND SURROUNDING USES

3.1 SITE DESCRIPTION AND CONTEXTUAL ANALYSIS

Block 231 is part of a recently registered plan of subdivision, Plan 33M-826, that is intended to provide a mix of housing options, units and types. The subdivision is bound by Commissioners Road East to the north, Jackson Road to the west, and Bradley Avenue to the south. The overall Jackson Meadows development (City File No. 39T-06507) will integrate low and medium density residential forms - including single family homes, townhome developments and low-to-mid-rise apartment buildings.

Block 231 is located at the southeast corner of Jackson Road and Commissioners Road East. It is bordered to the east by Asher Crescent and to the south by Reardon Boulevard. It is 3.075ha (7.5985ac) in size.

The Site is fully serviced. Conditional Acceptance for the subdivision (33M-826) was granted by the City of London in January 2023.

Adjacent Land Uses:

NORTH	Commissioners Road East, vacant agricultural land; future high-density residential development (HDR Overlay);
SOUTH	Reardon Boulevard; 530 Gatestone Rd (Block 232), a 55-unit townhouse development (the Ironstone Building Company);
WEST	Jackson Road; existing single detached dwellings; North Leaksdale Circle and South Leaksdale Circle;
EAST	Asher Crescent; developing single detached dwellings.

3.2 SPATIAL ANALYSIS

Lands within 400m radius of Block 231 are designated for varying forms and scales of development. Existing development is predominately low density in nature, in the form of single detached dwellings. However, more dense forms are being introduced or are anticipated within the 400m radius of the site. High density residential development is planned to the north, and two (2) medium density blocks are forthcoming within Jackson Meadows subdivision – 530 Gatestone Road, a 55-unit townhome development south of Reardon Road (Block 232, 33M-826) and a 98-unit town home development to the east in Phase 2 (Block 233, 33M-826).

Within 400m of the site there is a 2.023ha (4.9989ac) proposed school block (Block 234, 33M-826), a future 1.00ha (2.4711ac) park which (to be constructed as part of Phase 2 of the development), as well as the Arbor Trace Alzheimer's Special Care Facility (120 Chelton Rd).

Lands within 800m of Block 231 are predominately residential, in the form of low-density single detached dwellings and vacant land condominiums.

Following completion of Phase 2 there will be five (5) parks located within 800m of the property:

- *City Wide Sports Park (soccer fields and ball diamonds);*
- *Carroll Park;*
- *Meadowgate Park;*
- *Phase 1 (33M-826) Block 235 (1.584ha); and*
- *Future 1.00ha (2.4711ac) park (Phase 2, Jackson Meadows 39T-06507_2).*

Ecole Saint-Jean-de-Brebeuf and Summerside Public School are also located within 800m of Block 231.

Multiple unpaved walking trails are available throughout Meadowlily Woods ESA which provide connections to the Thames Valley Parkway and other multi-use pathways.

3.3 ENVIRONMENTAL CONDITIONS

There are no records of spills on this site nor do the previous uses suggest a potential for site contamination. A Record of Site Condition (RSC) is not required for this property.

3.4 ARCHAEOLOGICAL/BUILT HERITAGE

Archaeological concerns were cleared as part of the subdivision approval process prior to plan registration.

4.0 DESCRIPTION OF PROPOSAL

The proposed development consists of 248 units (81 upha); consisting of three (3) apartment buildings and ten (10) blocks of cluster townhomes.

The site plan, proposes two (2) 6-storey buildings along Commissioners Road East, and one (1) 5-storey apartment building fronting Jackson Road; totalling 176 apartment units. Ten (10) blocks of 3-storey townhomes are also proposed consisting of 'back-to-back' and 'traditional' townhome styles, totalling 72 units. Blocks and buildings have been sited to ensure units are oriented toward their respective street frontage as required by the "h-71" holding provision. It is important to note that these models have been previously constructed in various locations across the City.

4.1 PROPOSED ZONING BY-LAW AMENDMENT (ZBA)

A Zoning By-law Amendment (ZBA) is being requested to amend the density, height and setback regulations of the R6-5 zone consistent with the permissions of the London Plan.

Municipal Street Address: 420 Asher Crescent

Legal Description: Block 231, 33M-826

Street Frontage/Street Flankage (name): Reardon Boulevard

	Standard R6-5	As shown on plan
(a) Use	The following are permitted uses in the R6-5 Zone Variation: Single detached dwelling; Semi-detached dwelling; Duplex dwelling; Triplex dwelling; Townhouse dwelling ; Stacked Townhouse dwelling; Apartment buildings ; Fourplex dwelling;	Apartment Buildings and Townhouse dwellings
(b) Lot Area (m ²) min.	850m ²	30,075.00 m ²
(c) Lot Frontage (m) min.	10m	267.88m
(d) Front Yard Depth (m) Main Building/Garage (m) min.	6.0m	0.46m
(e) Rear Yard Depth (m) min.	20.6m x 0.4m = 8.24m	1.81m
(f) Interior Yard Depth (m) min.	Not Applicable	Not Applicable
(g) Interior Yard Depth (m) min.	Not Applicable	Not Applicable
(h) Ext. Yard Depth (m) min.	8.0m	Jackson Rd: 1.36m Asher Cres: 1.31m
(i) Lot Coverage (%) max	45%	26.29%
(j) Landscaped Open Space (% min.)	30%	25.20%
(k) Height (m) max	12.0m	20.60m 6 Storeys
(l) Off-street Parking min. (rate/number)	Apartment = 0.5 per unit Townhouse, Cluster = 1 per unit	Apartments = 222 Townhouses = 142
(m) Bicycle Parking min. (rate/number)	1.0 per unit (0.9 long-term and 0.1 short-term)	248 spaces (224 long term & 25 short term)
(n) Parking Area Coverage (%) max	None	None
(o) Parking Setback min.	None	none

	Standard R6-5	As shown on plan
(p) Gross Floor Area (m2) max.	Not Applicable	Not Applicable
(q) Gross Floor Area for Specific Uses (m2) Max	Not Applicable	Not Applicable
(r) Yard Encroachments (if applicable)		
(s) Density Max (rate/number) (see Section 3.4.1.) for mixed-use)	35 upha	83 upha
(t) Special Provisions	none	
(u) Other By-law Regulations		

4.2 SITE PLAN APPROVAL

In addition to the required Zoning By-law Amendment (ZBA) application for Block 231, an application for Site Plan Approval has been submitted concurrently.

A combined ZBA and Site Plan Pre-Application Consultation Request was submitted April 12, 2021. Comments were received May 19, 2021. A second Consultation Request was submitted February 28, 2023 for the rezoning request, and revised comments were received March 8, 2023.

5.0 POLICY REVIEW

5.1 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The proposed development is consistent with the policies of the Provincial Policy Statement (2020). Block 231 is within the Urban Growth Boundary and is identified by the London Plan as lands intended for residential development. The site has full access to City services.

The following is an analysis of applicable PPS policies:

Policy 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), recreation, park and open space, and other uses to meet long-term needs;*

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.*

Response: The proposed development is one component of a new community within the City of London, known as Jackson Meadows Phase 1 (City File No. 39T-06507).

It represents efficient development, that will accommodate a range and mix of residential dwellings. The proposal promotes the cost-effective use of existing services, as sufficient capacity is available to service the proposed increase in density.

Policy 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;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *supportive active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *are freight-supportive.*

Response: On a whole, the Jackson Meadows subdivision will create a mix of residential densities; from low density, single detached dwellings and townhomes to medium density, low-to-mid-rise apartment buildings. The proposed development will add to the range of residential uses and densities to ensure there are attainable, 'age-

in-place' opportunities for residents, and will also diversify the housing market within this area of the City.

Policy 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Response: The London Plan directs intensification and greater densities toward higher order streets; the development proposal is consistent with that direction. The proposal seeks to improve the permissions of the site – a block at the intersection of two Civic Boulevards, ensuring that development is possible at a sufficient density and intensification level.

The requested zoning will implement PPS Policy 1.1.3.4 by applying a variation of the R6-5 zone which would implement appropriate development standards to facilitate intensification. A Site Plan application has been submitted concurrently. Review of that application will further ensure risks to public health and safety are avoided or mitigated.

Policy 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Response: The site is part of a greater plan of subdivision that provides a wide range of land uses which will complement existing uses and facilities in the area, resulting in a new community with planned services and facilities for its future residents.

Policy 1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions of economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*

- e) *ensuring the necessary infrastructure is provided to support current and projected needs.*

Response: The proposal will introduce higher density residential uses along Commissioners Road East and Jackson Road, consistent with direction of the London Plan. The mix and transition of housing types and forms will provide a buffer between potential traffic noise and lower density uses located at the interior of the Jackson Meadows subdivision. The overall variety of housing types and forms will support the long-term housing needs of the community, allowing residents the opportunity to 'age-in-place'.

The proposed development is proximate industrial development lands further east (Commissioners Road East/Veterans Memorial Parkway), and will support existing commercial uses located to the west (Commissioners Road East/Highbury Avenue South).

In the short term, the development and construction of the Site will facilitate economic investment in local job markets such masonry, framing, carpentry, etc. Over the short-to-medium term, economic stimulation will continue to provide for a wide range of economic uses including insurance, furniture sales, telecommunication, etc.

The addition of housing supply represents necessary infrastructure which will provide residences for a variety of employees across various sectors to support current and projected needs of industry within the City of London; allowing those industries to grow, and attracting new employers/economic investment.

Policy 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Response: The proposal would contribute to the overall mix of housing types within the subdivision, introducing a higher density residential development

5.2 CITY POLICY OVERVIEW – THE LONDON PLAN

The following is a planning analysis of the applicable London Plan policies and how they relate to the requested Zoning By-law Amendment and proposed development.

LP Policy 59_2. Plan to achieve a compact, contiguous pattern of growth – looking “inward and upward”.

The proposed development represents a compact, contiguous pattern of growth. Permitting the Upper Maximum Height would successfully fulfill the desire for “upward and inward” growth.

LP Policy 59_5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

The proposal will introduce higher density uses to the Jackson Meadows subdivision/community. The overall variety of housing types and forms will support the long-term housing needs of the community, allowing residents the opportunity to ‘age-in-place’.

LP Policy 62_8. Avoid current and future land use conflicts – mitigate conflicts where they cannot be avoided. AND LP Policy 62_9. Ensure new development is a good fit within the context of an existing neighbourhood.

The proposed development fits well within the context of the existing and planned neighbourhood.

The requested Zoning By-law Amendment and proposed development will not create current or future land use conflicts.

The proposed development represents gentle density, providing an adequate transition between the lower density residential uses and higher densities anticipated north of Commissioners.

LP Policy 284_ *All planning and development proposals will be required to demonstrate how the proposed building is designed to support the planned vision of the place type and establishes character and a sense of place for the surrounding area. This will include matters such as scale, massing, materials, relationship to adjacent buildings, heritage impact and other form-related considerations. The Our Tools chapter and the Residential Intensification policies of the Neighbourhoods Place Type chapter of this Plan provide further guidance for such proposals.*

The vision of the Neighbourhoods Place Type is to “create vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life”. LP Policy 916_ provides key elements of the visions, including:

- 2. attractive streetscapes, buildings, and public spaces; and*
- 3. a diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.*

The proposed development has been designed to focus more dense forms of development toward the higher order streets (being Jackson Road and Commissioners Road East). Design of these buildings includes architectural elements and building articulation which creates visual interest given their “corner” location. Entrances have been included along the public right-of-way to contribute to an active frontage and provide a convenient access for pedestrians.

Buildings have been designed to achieve human-scale relationships to make the streetscape comfortable for pedestrians. Buildings have a distinctive base, middle and top, and have been designed with a variety of materials with varying textures to provide interest along the building frontage. Balconies introduce recesses and projections to break up the length of the building.

The proposed development and requested rezoning will improve the diversity of housing choice within the community, introducing attainable options and offering residents the opportunity age-in-place.

Enhanced plantings have been proposed to offset the requested reduction in landscaped open space to maintain the planned vision of the Jackson Meadows subdivision, which boosts exceptional natural areas and park facilities.

LP Policy 507_ *New neighbourhoods will be planned to provide a mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms and densities.*

The proposed development is a component of the greater subdivision which offers a wide range of housing types, forms and densities. The requested rezoning would introduce a new housing form and tenure.

LP Policy 509_ *New neighbourhoods will be planned to include a variety of different housing types such that it is possible for people to remain in a neighbourhood as their housing needs change over time.*

A variety of housing types are proposed within the Jackson Meadows community; from single-detached dwellings to purpose-built, low-rise apartment buildings. This range will offer residents the opportunity to age-in-place as their needs change and evolve over time.

LP Policy 918_13. *Intensification will respect existing neighbourhood character and offer a level of certainty while providing for strategic ways to accommodate development to improve our environment, support local businesses, enhance our physical and social health, and create dynamic, lively, and engaging places to live.*

The proposed development represents intensification which respects the character of the surrounding neighbourhood. The structure of the London Plan, specifically the Neighbourhoods Place Type, provides a level of certainty with respect to development, as higher density forms are directed toward higher order streets.

The proposed development seeks to rezone the land, consistent with the permissions of the London Plan.

LP Neighbourhoods Place Type: Table 10 – Range of Permitted Uses in Neighbourhoods Place Type

Consistent with the permissions of Table 10, higher densities (low-rise apartments and townhomes) are being proposed for Block 231.

Apartment buildings have been directed toward the Civic Boulevard, and townhomes toward the Neighbourhood Connector (Reardon Boulevard) and Neighbourhood Streets (Asher Crescent).

LP Neighbourhood Place Type: Table 11 – Range of Permitted Heights in Neighbourhoods Place Type

Consistent with the permissions of Table 11, higher densities (low-rise apartments and townhomes) are being proposed for Block 231.

Apartment buildings have been directed toward the Civic Boulevard. A ZBA is being requested to support development up to the upper maximum height of 6 storeys.

Townhomes (3 storeys in height) have been directed toward the Neighbourhood Connector (Reardon Boulevard) and Neighbourhood Streets (Asher Crescent).

LP Policy 1638 *The maximum height in the applicable Place Type may include a standard maximum and upper maximum height. Zoning on individual sites may be permitted up to the standard maximum height. Applications to exceed the standard maximum height will be reviewed on a site-specific basis and will not require an amendment to this Plan. Heights exceeding the upper maximum will require an amendment to this Plan.*

The requested maximum height of 6 storeys is consistent with the Upper Maximum Height permitted for Blocks fronting a Civic Boulevard.

LP Policy 1641 *Increases in building height above the Standard Maximum may be permitted where the resulting intensity and form of the proposed development represents good planning within its context.*

The proposed increases in height represent good planning. This is reviewed/discussed in detail throughout this report, and is justified by *Planning Act*, PPS and London Plan policy.

6.0 URBAN DESIGN

6.1 CITY OF LONDON'S PLACEMAKING GUIDELINES (NOVEMBER 2007)

The activity of placemaking is described within the Guideline Document as a design process that strives to create livable communities, providing identifiable character, a sense of place and a high quality of life. It is further indicated that Placemaking Guidelines classify and explain elements and stages of Placemaking; they are intended to be a starting point for design and development of smart growth.

The first phase of the Jackson Meadows development, features an assortment of new single-detached homes including bungalows from 1250 sq. ft., traditional and contemporary two storey homes from 1800 sq. ft., as well as the Kai and Vista Townhome communities. Natural areas and parks are abundant in the area which is conveniently located close to shopping centers,

restaurants, pharmacies, and major transportation routes. The development is an addition to the established Summerside neighbourhood located to the west. The vision was to create a community in proximity to basic amenities with housing options for all stages of life.

The proposed development is a Block within the Jackson Meadows subdivision (City File No. 39T-06507). It will continue to build on the vision of Phase 1 (33M-826), offering a diversity of housing opportunities in the form of purpose-built rental townhomes and low-rise apartment buildings.

Community elements, including the recognizable relationships amongst those elements, are outlined in detail below in Section 3.0 of this Report.

6.2 SITE DESIGN

The proposed development at Block 231 (33M-826) abuts public streets on all sides; Commissioners Road East to the north, Jackson Road to the west, Asher Crescent to the east and Reardon Boulevard to the south.

The design consists of a total of 248 units, with approximately 1.25 to 2.0 surface parking spaces per unit, in the form of:

- Three (3) apartment buildings (176 units, 222 parking spaces);
 - two (2) 6-storey buildings directed toward Commissioners Road East (a Civic Boulevard); and
 - one (1) 5-storey building oriented to Jackson Road (also a Civic Boulevard);
- Ten (10) blocks of townhomes; including (72 units, 142 parking spaces):
 - a total of eight (8) back-to-back town blocks
 - Block A and Block B with direct unit and driveway access to Asher Crescent;
 - Enhanced end units (Block G, H & I) that are oriented toward Jackson Road with direct sidewalk access to the sidewalk; and
 - two (2) blocks of 3-storey towns oriented toward, and with direct pedestrian access to, Reardon Boulevard (being Block J and Block C on the submitted Site Plan).

The proposed development has:

- a strong street edge along Jackson Road and Commissioners Road;
- an enhanced corner design, creating a defined gateway feature at the intersection of Jackson Road and Commissioners Road East;
- a transition of heights from Commissioners Road East (north) to Reardon Boulevard (south);
- pedestrian connectivity throughout the site.

Apartment buildings have been designed to address the street and will include pedestrian entrances to existing and future public sidewalks. Building B has been located to anchor the intersection.

The following describes the intended built form:

- The mass of proposed apartment buildings has been broken up using a number of massing techniques including: projections and recessions, changes in building materials/colours, and the incorporation of varying window sizes.
- The massing of all proposed buildings has been designed to create a comfortable pedestrian environment, which will be further enhanced through the provision of private amenity space in the form of balconies and patios, as well as common amenity areas.
- Articulated building designs, with particular attention to building elevations visible to the surrounding public realm, with elements that create a rhythm along the streetscape.
- High quality materials that result in an attractive modern design.
- Repetition of lines and windows through both vertical and horizontal articulations to break up building mass.
- Outdoor living space of the individual townhome units provided in the form of balconies and patios at grade-level

LP Policy 197_ *The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.*

The vision for the Neighbourhood Place Type is established by London Plan Policy 916_.

The proposed development is a component of the overall Jackson Meadows Subdivision (City File No. 39T-06507). Strong neighbourhood character, sense of place and identity is established throughout the developing community. This is defined by existing natural heritage to the east, central parks and a proposed school block, as well as a large SWMF opposite the existing Meadowgate SWMF/Park on the west side of Jackson Road. Block 231 is within proximity to daily goods and services, employment and recreational opportunities.

The community is primarily dominated by single detached dwellings and low-density forms of residential development. The proposal will contribute to a diversity of housing choice, allowing for attainability in the market and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.

As required by policy and holding provision (h-71), the proposed buildings have been sited to establish a street-oriented development, creating an attractive streetscape.

The proposed development is well-connected to the surrounding neighbourhood. Sidewalks on Asher Crescent, Jackson Road, Reardon Boulevard and Gatestone Road provide easy connections to existing and planned Park facilities within the Jackson Meadows community, and to the Parker SWMF and Meadowgate Park.

Planned cycling and walking routes on Commissioners Road East will contribute to safe, comfortable, convenient and attractive options for active mobility.

LP Policy 202_ Buildings and public spaces at key entry points into neighbourhoods will be designed to help establish a neighbourhood's character and identity.

The proposed development represents a key entry point to the community.

Building positioning, architectural elements, landscaping design, and orientation of units toward Commissioners Road East and Jackson Road support a definable sense of place and support compatibility with the neighbourhood.

LP Policy 252_ The site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area.

The proposed development has been designed to respond to the existing and planned character of the surrounding area.

Per London Plan direction, the highest densities have been sited to address the higher order streets, being Commissioners Road East and Jackson Road. Intensity/height decreases toward the south and east of the Site.

Blocks A and B have been planned to ensure units/driveways face Asher Crescent to maintain the streetscape established by the SFD lots on the east side of Asher Crescent.

End units of Blocks G, H & I have been oriented to face Jackson Road, to create an attractive streetscape, with direct connections from the front door to public sidewalks.

Block J and Block C have been designed to mirror the planned townhome development south of Reardon Boulevard.

7.0 REQUESTED ZONING BY-LAW AMENDMENT

The requested zoning by-law amendment seeks to establish a special provision of the Residential R6-5 zone, and to eliminate existing holding provision to support construction in the near future.

The lands are currently zoned h-h-54-h-71-h-100-R4-6-R5-4-R6-5. The proposed zoning by-law amendment seeks to permit heights and densities consistent with the policies of the Neighbourhood Place Type of The London Plan. The proposed zoning will continue to provide for and regulate medium density development in various forms of cluster housing, while implementing additional height and density permissions, as well as reduced setbacks and landscaped open space coverage.

7.1 REMOVE HOLDING PROVISIONS

Block 231 is subject to four (4) holding provisions; “h”, “h-54”, “h-71” and “h-100”. Justification has been provided in **BOLDED** text.

The purpose of the “h” holding provision is to ensure the orderly development of lands and the adequate provision of municipal services. It ensures the required security has been provided for the development agreement, and that Council is satisfied the conditions of the approval of plans and drawings for a site plan will ensure a development agreement is executed by the applicant and the City prior to development.

A Site Plan Application has been submitted concurrent to the requested ZBA. Site Plan review and approval will ensure that the required security is provided and that a development agreement will be executed by the applicant and the City prior to development.

The purpose of the “h-54” holding provision is to ensure land use conflicts between arterial roads and the proposed residential uses are not created. It requires the Owner agree to implement all noise attenuation measures recommended in noise assessment reports.

A Noise Study has been submitted as part of the concurrent Site Plan application. Site Plan review and approval will ensure the recommendations of the Noise Report are implemented to the satisfaction of the City.

The purpose of the “h-71” holding provision is to encourage street-oriented development. A site plan has been provided demonstrating how the front facade of the dwelling units will be oriented to the abutting streets.

The proposed development has been designed such that units are oriented to all abutting streets.

As discussed in Section 5.2 and Section 6.0, buildings have been placed to address the higher order streets. Building A and Building B – each proposed to be 6 storeys in height, have been oriented toward Commissioners Road East. Building C, proposed to be 5 storeys in height, has been oriented toward Jackson Road.

End-units of townhouse Blocks G, H and I have been designed to address Jackson Road with front doors facing the public right-of-way, wrap-around porches and walkway connections to the public sidewalk.

Townhome Blocks J and C have been oriented toward Reardon Boulevard, mirroring the approved development to the South.

Block A and Block B have been sited such that the main entrances and driveways of the east units are oriented toward Asher Crescent.

The “h-100” holding provision requires a looped watermain system be constructed and a secondary public access be available to ensure adequate water service and appropriate access.

Concurrent Site Plan review and approval will ensure that a looped watermain system and secondary access are connected to ensure adequate water service and appropriate access.

Removing the holding provisions as part of the requested ZBA will avoid unnecessary delay and processing in the future. Allowing construction of the proposed units to commence quicker and helping to bring much needed units to market.

7.2 AMENDMENT TO SPECIAL PROVISION RESIDENTIAL R6 ZONE

Block 231 is currently zoned R4-6, R5-4 and R6-5. The Residential R6-5 Zone Variation provides for and regulates medium density development in various forms including townhouse dwellings and apartment buildings. The standard Zone Variation permits a maximum height of 12.0m and maximum density of 35 upha.

The proposed zoning by-law amendment seeks to amend the following:

- Height – to permit up to 6 storeys;
- Density – to permit a maximum density of 85 units per hectare;
- Landscaped open space coverage (permitted minimum) – to reduce the required minimum coverage from 30% (min) to 20% (min);
- Front and Exterior Side Yard depth (permitted minimum) – to permit 0m (min) setbacks; and
- Rear Yard Depth (permitted minimum) – to permit 0m (min) setbacks.

The requested rezoning will result in an additional 95 units above the maximum density permitted under the R5-6 Zone (50 units per hectare) which would only permit cluster and stacked townhomes. The proposed development represents an additional 141 units above the maximum density permitted in the standard R6-5 zoning.

7.3 DRAFT R6-5 SPECIAL PROVISION

R6-5() 420 Asher Crescent

- a. Regulations
 - i. Front Yard Depth (m) minimum: 0m
 - ii. Rear Yard Depth (m) minimum: 0m
 - iii. Exterior Side Yard Setback (m) minimum: 0m
 - iv. Landscaped Open Space (% minimum): 20%
 - v. Height (m) maximum: 22.0m (6 storeys)
 - vi. Density Units Per Hectare (maximum): 85 upha

8.0 EXISTING SERVICES AND INFRASTRUCTURE

Existing sanitary, stormwater and water servicing are all available to the east and south. These services were constructed for Plan 33M-826 (Jackson Meadows Phase 1) and were designed to account for future residential development on the subject lands. Additional servicing capacity has been confirmed by SBM. Servicing has been discussed in greater detail in the Site Servicing Brief (dated September 29, 2023) provided as part of the Site Plan Application package.

9.0 MISCELLANEOUS

9.1 NOISE ASSESSMENT

An Environmental Noise Assessment Report has been prepared by SBM (dated November 27, 2023) and provided as part of the concurrent Site Plan application.

It indicates that contemplated amenity areas between Buildings A and B will need to be located at least 40m from Commissioners Road East to ensure an acceptable noise level. Warning Clauses are proposed to be included in future lease agreements so tenants are aware that increase road traffic noise may occur on occasion.

Additionally, units are required to be fitted within central air conditioning systems and associated warning clauses will be required in lease agreements.

Building design considerations/construction standards have also been outlined. Recommendations and requirements of the noise assessment will be implemented through site plan review/approval, execution of a development agreement and permit drawings for the site.

10.0 CONCLUSIONS

In summary, the requested Zoning By-law Amendment is consistent, and in general conformity with, the framework of planning policy; including the *Planning Act*, Provincial Policy Statement (PPS, 2020), the London Plan and associated Guideline Documents.

The proposed development is compatible with existing development, and will be compatible with the future surrounding development; it will increase the range of housing opportunities by providing a diversity of housing types and forms; and represents efficient growth patterns.

Given the noted and discussed considerations, it is recommended that the City of London approve the requested Zoning By-law Amendment.