

# Planning and Design Report

## Melchers Developments Inc.

553-557 Upper Queen Street  
London, Ontario



June 17, 2024



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## 1.0 INTRODUCTION AND SUMMARY

Melchers Developments has made an application to the City of London to amend the Z.-1 Zoning By-law for the lands at 553-557 Upper Queen Street to permit the development of 28, townhouse units within six, two-storey townhouse blocks, with associated private and communal amenity spaces. This Planning and Design Report has been prepared to provide details of, and to evaluate, the proposed development and associated Zoning By-law Amendment application within the context of applicable planning policy regulations.

Pre-consultation discussions were held with the City of London to confirm the design requirements and scope of Zoning By-law Amendment submission materials. Additionally, a community public open house was organized and held at Earl Nichols Arena on February 13<sup>th</sup> 2024 to provide members of the public with the opportunity to speak directly to the proposed development. Changes were since made to the proposal in response to comments received at the meeting and ongoing dialogue with neighbours.

### SUMMARY

This report concludes that the proposed development and associated Zoning By-law Amendment are appropriate and desirable for the following reasons:

- The proposed Zoning By-law Amendment is consistent with the policies of both the 2020 Provincial Policy Statement, and in conformity with the policies of the London Plan;
- The proposed development meets the purpose and intent of the “*Neighbourhoods*” Place Type policies in the London Plan. The proposed Zoning By-law Amendment will permit an appropriate density and building height given its location, its access to public recreation areas and institutions, and the availability of municipal services.
- The proposed development provides a strong and positive street presence along Upper Queen Street; and,
- The proposed development helps to achieve goals of appropriate intensification including measures to mitigate impacts on adjacent properties.

## 2.0 SUBJECT LANDS

### 2.1 SITE DESCRIPTION

The subject lands consist of two roughly rectangular-shaped lots with a combined area of approximately 0.6ha (6,141m<sup>2</sup>) located at the intersection of Upper Queen Street and Chiddington Avenue (Figure 1). The subject lands have approximately 63m of frontage on Upper Queen Street and are approximately 92m in depth.

**Figure 1 – Location**



The subject lands are currently occupied by two single detached dwellings. The subject lands slope from the west (back) to the east (front) down from the abutting Highland golf course. The lands have several mature trees, with notable clusters of vegetation close to property lines (Figures 2-3).

The lots to the north and south of the subject lands are comprised solely of one-storey and two-storey single detached dwellings.

The subject lands are located directly at the T-intersection of Upper Queen Street and Chiddington Avenue, a minor node of the neighbourhood.

**Figure 2 – 553 Upper Queen Street**



**Figure 3 – 557 Upper Queen Street**



## 2.2 SURROUNDING LAND USE CONTEXT

The land uses within a 400m and 800m radii of the subject lands, representing an approximate 5-minute and 10-minute walking distance, are shown in Figure 4 on the next page. However, due to sidewalk networks and other barriers, the radii may not represent true walking times and should be considered approximate.

The subject lands are located at the intersection of two “*Neighbourhood Connectors*” (Upper Queen Street and Chiddington Avenue). Both Upper Queen Street and Chiddington Avenue provide one vehicular lane in each direction. There are sidewalks along both Upper Queen Street and Chiddington Avenue, and two on-street bike lanes. The existing streetscape along this portion of Upper Queen Street primarily consists of single-detached dwellings. Typical front yard setbacks along this stretch of Upper Queen Street range from approximately 15m to 50m (which are reflective of previous and out-of-date city building policies & regulations).

The subject lands have direct access to a London Transit Commission (LTC) bus route: Route #4 (White Oaks Mall via Downtown) via Upper Queen Street and Chiddington Avenue.

The existing land uses within a 400m, 5-minute walk radius of the subject lands are as follows:

North: Residential uses in the form of single detached dwellings. (A townhouse development at 489 Upper Queen Street has been recently approved);

East: Residential uses in the form of single detached dwellings, and institutional (Sir George Etienne Cartier Public School);

South: Residential uses in the form of single detached dwellings, and parkland (Mitches Park)

West: Open Space / Recreation use (Highland Country Club).

A larger component of lands within an 800m, 10-minute walk radius are similar to those described above, but also include open space (Highland County Club and Mitches Park to the south) as well as more institutional and community-based uses (Mountsfield Public School and Redemption Bible Chapel). A wider range of residential uses (medium density and high density) can also be found within 800m of the subject lands. Some commercial uses on Wellington Road can be accessed within a 10-minute walk to the east of the subject lands. The London Health Sciences Centre Campus and the Westminster Ponds open space area are on the east side of Wellington Road.

Sidewalks are provided throughout both the 400m and 800m study area with adequate network connections. Active transportation use in the area has recently been enhanced with the installation of bike lanes, one in each direction, on Upper Queen Street, as being part of a cycling corridor in the City.

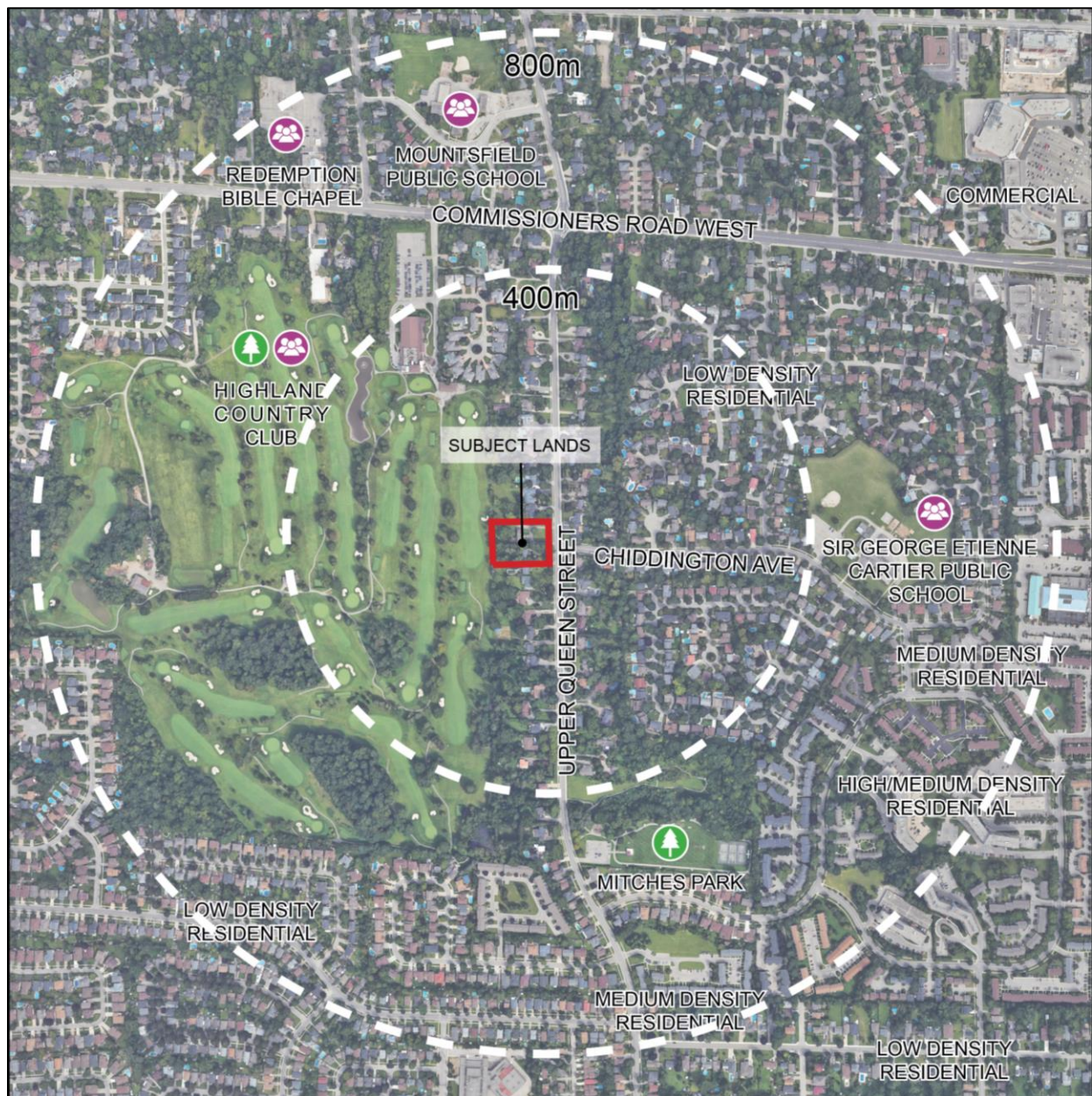
As previously mentioned, within a 10-minute walk to the east, there are a number of commercial uses along Wellington Road. Beyond a 10-minute walk residents can access the commercial hub

at the intersection of Commissioners Road East and Wellington Road. Here a variety of commercial uses are located including grocery stores (Metro + Freshco), a variety of restaurants, several business offices, and other commercial establishments.

## 2.3 NEIGHBOURHOOD CHARACTER

This portion of the Planning and Design Report will focus on the neighbourhood character of this portion of Upper Queen Street, as it relates to setbacks, architectural styles, lot sizes, public realm, trees and landscaping, and traffic.

Figure 4 – Surrounding Land Use Context



## **Setbacks**

The setbacks for single detached dwellings on this stretch of Upper Queen Street range approximately from 15m to 50m. These are directly reflective of previous and out-of-date city building policies and regulations and the traditional design aesthetic at the time to locate dwellings well back from the street. Current city building policies and regulations, such as those identified in Section 259 of the London Plan, speak to appropriately siting buildings close to the street:

*Buildings should be sited with minimal setbacks from public streets and public spaces to create an inviting, active and comfortable pedestrian environment.*

## **Architectural Styles**

The Highland community is mainly comprised of typical 'suburban' style homes, which can be further categorized as 'ranch', 'side-split', and 'suburban chateau' style homes ([ontarioarchitecture.com/Suburban.htm](http://ontarioarchitecture.com/Suburban.htm)) (See figures 5 through 7 below).

**Figure 5 – 'Ranch' (left) and 'Typical 2-storey' (right) suburban homes along Upper Queen Street**





**Figure 6 – ‘Suburban Chateau’ home along Upper Queen Street**



Facades here are generally comprised of brick (such as Figure 6 above), and/or siding (vinyl, shake, Hardie Board, such as in Figure 5).

The roofing styles of the homes in Highland include side, front and cross gables; hipped roofs; and, the occasional mansard roof. With respect to window styles, the standard sash window is a common features on many of the homes in the area.

**Figure 7 – Home with ‘Mansard Roof’ along Upper Queen Street**



### **Lot Sizes**

The average lot size in this area is approximately 2,200m<sup>2</sup> (0.22ha), and contains only one, generally large, single detached dwelling, and possible accessory structures. Again, this development pattern is reflective of out-of-date city building policies and regulations. Due to the recent housing crisis, new Provincial and Municipal directions encourage more efficient uses of land for housing including intensification and infill, and the inclusion of additional residential units (ARUs), especially in areas such as this.

### **Public Realm**

Currently there is a sidewalk and bike lane in each direction along Upper Queen Street, making up the entirety of the public realm. There are many overhead wires within the public realm along both sides of Upper Queen Street which detracts from the visual appeal of the streetscape.

### **Trees and Landscaping**

The Highland Community that exists today was originally in the place of a large, wooded area. As a result of the development of the subdivision, many trees were removed. Most of the existing mature vegetation today was planted as a result of the creation of the subdivision and development of new lots.

While many trees will have to be removed to redevelop the subject lands, many more trees will be planted as part of the landscaping, to be consistent with the existing well-landscaped neighbourhood character.

### **Traffic**

This stretch of Upper Queen Street and Chiddington Avenue can experience congestion at peak traffic times due their nature of being a common thoroughfare, connecting Commissioners Road to Southdale Road East. With the subject lands being located at a T-intersection, the existing 3-way stop will become a four-way stop, aligning with the new access driveway into the subject lands so that no new impediments to traffic flow will be caused.

## 2.3 DESIGN GOALS AND OBJECTIVES

The subject lands are located in a well-established residential subdivision with large lots. The subject lands are adequately serviced by roads, public transit, bike lanes and utilities, and are within walking distance to parks, schools, commercial opportunities, and recreational facilities. A key objective of the proposed development is to propose a high-quality residential development that enhances the public realm and is responsive to surrounding land uses while making efficient use of land. As such, the design goals for the redevelopment of the subject lands are as follows:

- Provide a form of development that makes efficient use of the subject lands for purposes that are: reflective of current and projected land use needs; permitted under the current Official Plan policy framework; compatible with/complementary to development in the area; and, appropriate for available and planned services, infrastructure, and transportation facilities;
- Apply appropriate design approaches that support in compatibility with adjacent residential lands, specifically addressing matters such as siting, massing, materiality, and setbacks while mitigating any adverse impacts (e.g. loss of privacy);
- Incorporate high quality designed building elements in the front elevations to support a desirable public interface, and to maintain the prestigious image; and,
- Provide high quality tree plantings and landscape treatments wherever possible to enhance privacy.

## 3.0 PROPOSED DEVELOPMENT

### 3.1 SITE DESIGN

Melchers Developments Inc. is proposing to redevelop the subject lands for residential uses in the form of a 2-storey, 28-unit townhouse development consisting of six multi-unit buildings, private and communal amenity space, and associated visitor parking areas (Figure 6, below). (Note: Site plan was updated based on initial to achieve a southerly sideyard setback of 3.0m. Supporting materials have not yet been updated).

**Figure 6 – Conceptual Coloured Landscape and Site Plan (excerpt)**



The public interface of the subject lands is defined by two, 2-storey townhouse buildings; a three-unit building on the south side of the driveway and a five-unit building on the north side of the driveway. The townhouses will create a pleasant view and emphasize the intersection of Upper Queen Street and Chiddington Avenue. Parking areas will be visually screened by the continuous massing along the front of the subject lands. Vehicular access will be provided to the subject lands via an access lane leading from the intersection of Upper Queen Street and Chiddington Avenue, effectively creating a 4-way signed intersection. Each townhouse dwelling unit will have a private driveway and garage, each capable of accommodating one vehicle, for a total of two exclusive parking spaces per unit.

Parking will be provided at-grade, at a rate of two (2) spaces per unit (one in garage, one outside), Adjacent to the communal amenity area, six (6) visitor parking spaces will be provided, including

one accessible space. Refuse will be stored in deep well waste bins (e.g. Moloks) located adjacent to the parking area and will be removed by a collection service.

**Figure 7 – Rendering of proposed townhouses, looking south from an interior lane**



**Figure 8 – Rendering of proposed townhouses, facing southwest on the subject lands**



The townhouses are proposed to be developed in six (6) two-storey townhouse dwellings, each with units ranging from 3 to 6 units. Each dwelling unit will be oriented towards the internal drive aisle to allow for direct access. The townhouses will feature individual unit entrances and deck at the rear of each unit. The two buildings closest to Upper Queen Street will have a different orientation from the other units, being oriented towards the street with rear access garages. This design further emphasizes the street presence of the units.

Figure 9 – Conceptual Site Plan (excerpt, Zelinka Priamo Ltd., 2024)

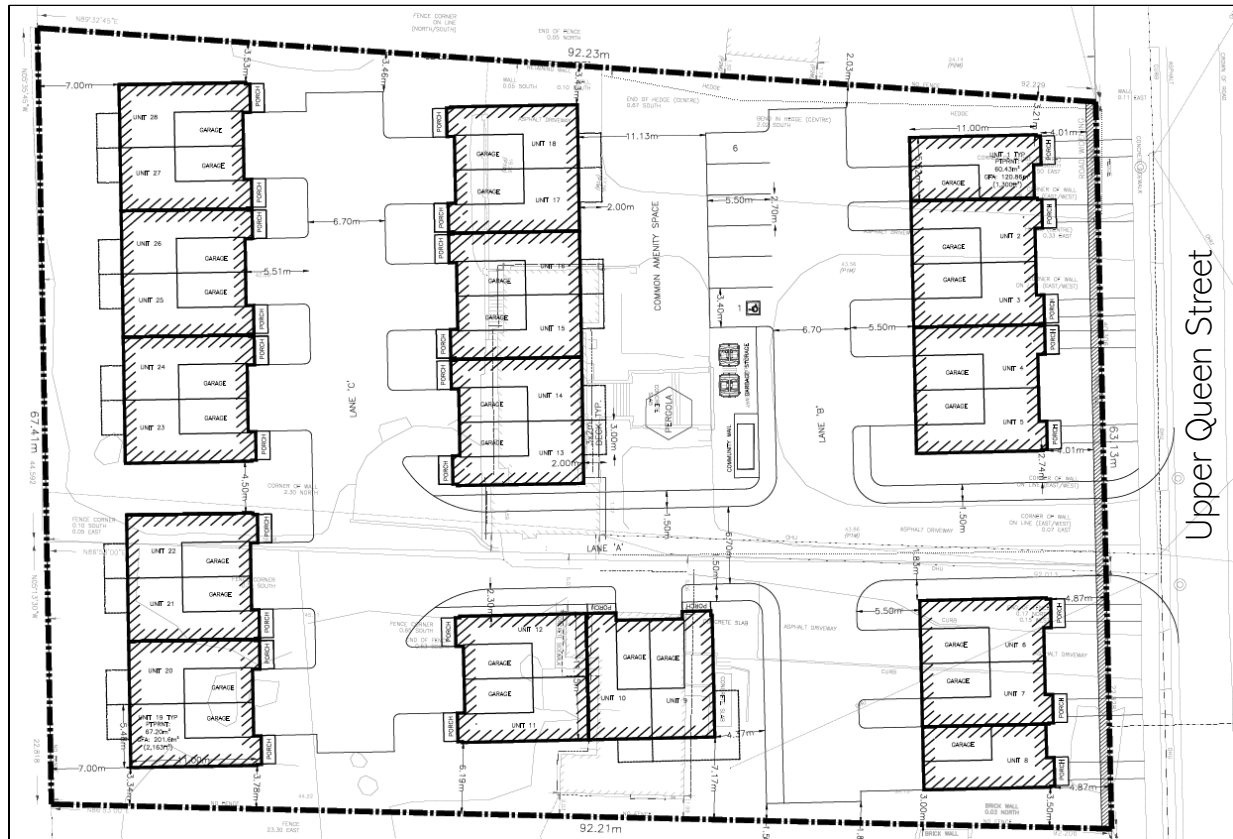
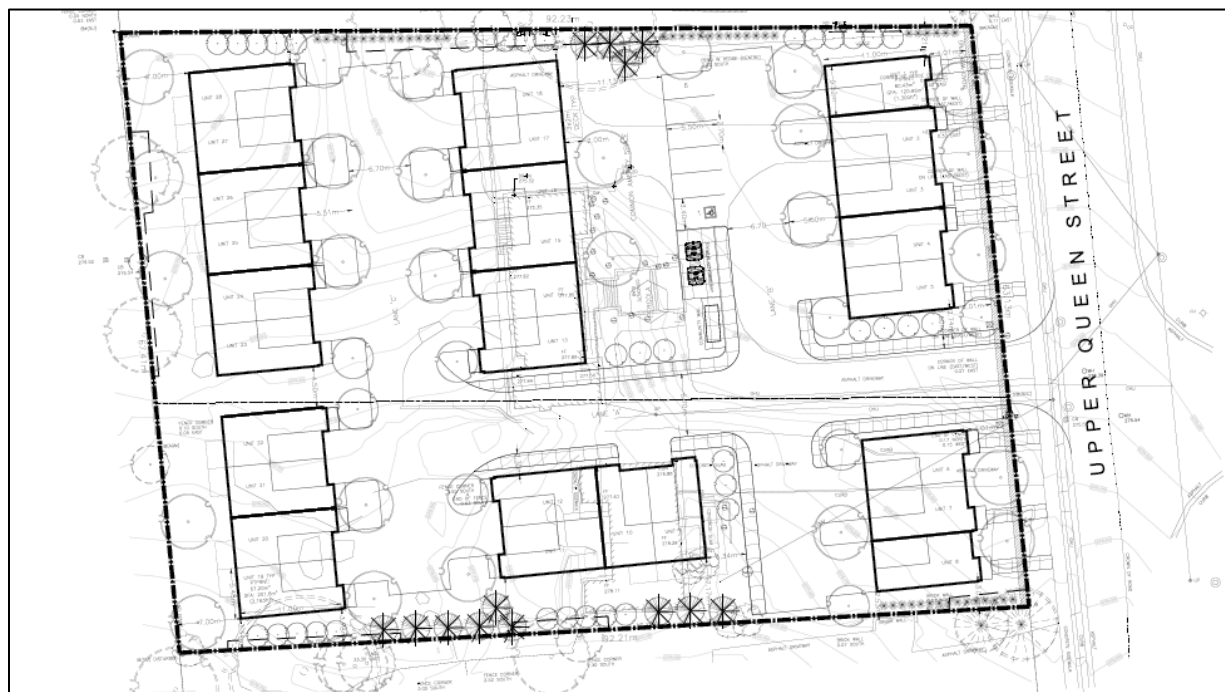


Figure 10 – Conceptual Landscape Plan (excerpt, Ron Koudys Landscape Architecture, 2024)



As per the landscape plan by Ron Koudys Landscape Architecture (RKLA), to compensate for the removal of vegetation, each building will be paired with at least 3 large deciduous trees. A mix of deciduous and coniferous trees will serve as a natural buffer and privacy screen along the north and south property lines. Large deciduous trees planted in front of the townhouses along Upper Queen Street will assist in maintaining the strong vegetation presence along the street.

### **3.2 BUILT FORM, MASSING AND ARTICULATION**

The proposed townhouse units will have a traditional appearance that is compatible with the existing area. The height of the proposed 2-storey dwellings is generally consistent with the height of nearby dwellings, and the proposed width and depth of the townhouses are consistent with that of a typical townhouse development, and present an arrangement that makes efficient use of the lands. Appropriate side- and rear-yard setbacks are applied to ensure adequate privacy levels are maintained, as well as an appropriate separation distance from Highland County Club to the rear.

Units 1 through 8 are oriented towards Upper Queen Street to provide a strong and positive street presence at this highly visible intersection location.

Specific details relating to landscaping, and/or fencing to further screen and buffer the proposed units will be reviewed and confirmed through the Site Plan Approval Process, to follow.

### **3.3 ARCHITECTURAL TREATMENT**

Architectural treatment and cladding material reflect best practices that achieve a contemporary design, while maintaining the character of the neighbourhood at the same time.

'Heaver' materials, being the proposed grey brick veneer, are applied to the lower levels to establish a strong relationship with the ground level. Physical articulation of the building on the ground floor is used in a way to provide more interest to the overall design. The main entrance to each townhouse unit is comprised of a standard residential door with a transom window above for additional visual appeal and natural sunlight penetration.

At upper levels, 'lighter' materials such being siding and vinyl windows will reduce perceived building height and mass. Light coloured/white siding is used on the second floor. A small balcony is provided on the second floor for each unit, aluminum accents are provided above the entrance for additional visual appeal.

A range of materials are used to provide interest throughout the subject lands to provide visual interest throughout the subject lands and highlight openings, balconies, and articulated elements.

### **3.4 PUBLIC REALM**

The position and orientation of the buildings close to the street will enhance the public realm pedestrian experience. These well designed buildings, in addition to the inclusion of front porches, allows for views into and out of the buildings, while also fostering a sense of community. Direct pedestrian connections are provided from the sidewalk to the front of the buildings. As per the Landscape Plan, there are opportunities for street trees and enhanced landscaping.

It is recognized that the proposed development will alter the streetscape by locating new buildings close to the street. While the existing public realm experience is characterized by deep front yards and landscaping, the change will reinforce a built street presence at this intersection location, being an area of high activity in the neighbourhood, and will foster a sense of place in accordance with the vision of the London Plan.

### **3.5 VEGETATION/TREES**

In order to facilitate this development on the subject lands, a large amount of existing vegetation will need to be removed. Notably, there is a large row of trees separating 553 and 557 Upper Queen Street, approximately where the main access aisle is planned. In order to re-establish the treed character of the lands, over 60 trees will be planted. Landscaping and tree plantings are extremely important in any redevelopment project. This proposal recognizes this fact and is mindful to propose significant landscaping upon development.

## **4.0 SUPPORTING SUBMISSION MATERIALS**

This Planning and Design Report relies in part on the supporting materials as outlined below. The supporting submission materials were prepared in accordance with the submission requirements identified in the Record of Pre-Application Consultation, dated January 23, 2023. It is acknowledged that further updates to the submitted supporting materials may be required through the Site Plan Approval process.

### ***Sanitary Servicing Report***

A Sanitary Servicing Report was prepared by MTE Consultants in January, 2024. The report concluded that there is sanitary capacity down stream from the subject lands to Bruce street and that there will be not anticipated capacity constraints from the additional population of the development.

### ***Tree Preservation Report***

A Tree Preservation Report was completed by Ron Koudys Landscape Architects (dated November 30, 2023) in support of the Zoning By-law Amendment application. The inventory captured 70 individual trees and 4 vegetation units. Trees were identified within the subject site, and within 3 meters of the legal property boundary. 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.



## 5.0 POTENTIAL IMPACTS TO ABUTTING AND NEARBY LANDS

Redevelopment of the subject lands for 28 two-storey townhouse units will be noticeable to residents in the neighbourhood. Concerns regarding the proposed development were heard at the neighbourhood open house meeting. Generally, impacts to abutting properties to the north and south will consist of:

**Visual:** Abutting residents and residents near the intersection will see some of the townhouse units from their properties. Their presence will be more noticeable than the two single detached dwellings. However, the landscaping and tree plantings will serve to aid in visual screening through growth over time. Orientation of the units will minimize loss of privacy for abutting properties.

**Auditory:** Sound, from such sources as vehicles, conversations, children, and normal residential activities will be audible to abutting residents.

**Light:** Light from night-time lighting of the building may be noticeable to abutting properties; however, this is limited by the site design, and can be further mitigated by sensitive landscaping and fencing. A photometric and lighting plan will be required at the Site Plan Control Process.

Impacts to the broader community, even to properties close by but do not abut the subject lands, will be much less evident. Such impacts will generally be limited to seeing the development from the public realm, and a minor increase in vehicular movements at the intersection of Upper Queen Street and Chiddington Avenue.

## 6.0 PROPOSED ZONING BY-LAW AMENDMENT

A Zoning By-Law Amendment (ZBA) to rezone the subject lands from “Residential 1 (R1) Zone” to a site specific, special regulation “Residential 5 (R5-4(\_)) Zone” is required to permit the proposed development.

The following Special Provisions are requested:

- A minimum front yard setback of 4.0m (Upper Queen Street);
- A minimum interior side yard setback of 3.0m, including to windows to habitable rooms where the side wall of a dwelling unit faces the lot line; and
- A minimum landscape area of 40%.

## 7.0 ANALYSIS OF CURRENT POLICY AND REGULATORY FRAMEWORK

The following sections of this Planning and Design Report provide analysis of the proposed development and ZBA application with respect to applicable policy and regulatory documents, including the *Provincial Policy Statement (2020)*, the *London Plan (2016)*, and the *City of London Zoning By-law (Z.-1)*.

### 7.1 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* and “provides policy direction on matters of provincial interest related to land use planning and development.” In accordance with Section 3 of the *Planning Act*, all decisions affecting land use planning matters shall be consistent with the PPS. The proposed development is consistent with the PPS, for the reasons outlined below:

- The proposed development contributes to the goals set out by the Province and the City of London by providing a compact, medium-density development that efficiently uses the land and services available (Section 1.1.1 a).
- The proposed housing type, being townhouses, assists in the Province’s and City of London’s goal to provide housing units in an identified housing crisis. Townhouses provide the opportunity to use the subject lands more efficiently than a single detached dwelling does (Section 1.1.1 b).
- The subject lands are not located in any sensitive environmental areas, and will not result in any foreseeable issues relating to public health and safety (Section 1.1.1 c).
- The proposed development promotes cost-effective, integrated development patterns by providing a density (45 UPH) that is appropriate given the access to adequate servicing infrastructure, road classification, direct access to public transit routes, and several commercial, institutional and recreational areas. The existing infrastructure and public service facilities can support the proposed development (Section 1.1.1 g).
- The subject lands are located within a Settlement Area (1.1.3.1).
- The proposed development efficiently utilizes the subject lands by providing a form of residential development that is denser than what currently exists. The proposal will make efficient use of two underutilized parcels located within the established neighbourhood along Upper Queen Street (Section 1.1.3.2 a b).
- The proposed development provides residents with direct access to a transit route that will allow for convenient access to Downtown London or White Oaks Mall (1.1.3.2 e).
- The proposed development will introduce a valuable form of housing into a neighbourhood that is comprised mainly of single-detached dwellings. As later identified in this report, the

proposal is generally compatible with, and will have minimal adverse impacts on, the existing neighbourhood. The City of London, through Tables 10 and 11 in the London Plan, has already contemplated development of this form and intensity on the subject lands (1.1.3.3).

- As discussed in Section 5.3 of this report, the proposed zoning regulations are appropriate for this form of development as the R5-4 zone specifically sets out regulations for cluster townhouse dwellings and cluster stacked townhouse dwellings. As such, the regulations set out in the R5-4 zone are reflective of the needs of developments of this nature (Section 1.1.3.4).
- The proposed development adds to the overall housing supply for the City and broadens the mix of housing options for the community (Section 1.4.1).
- The proposed development expands on the availability of townhouses in the area, thereby giving residents of the City more choice on where to live. Furthermore, while it has not been decided at this stage whether the proposed development will be provide for ownership (condominium) or rental purposes, the proposed form of housing is inherently more affordable than traditional single detached dwellings (Section 1.4.3).
- The subject lands have direct access to municipal sewage and water services. The proposed development can be adequately serviced with existing infrastructure, as confirmed by City Staff, and no significant or unjustified expansions are required to service the development (Section 1.6.6.2).

As demonstrated above, the proposed residential development is consistent with the applicable policies of the PPS.

## 7.2 THE LONDON PLAN (2016)

The *London Plan*, the City of London’s Official Plan, came into effect in 2016, and provides a policy framework which encourages the development of vibrant, healthy, safe and fulfilling neighbourhoods, attractive mobility alternatives, and affordable housing choices for those in need. A general theme of the plan is to encourage appropriate intensification in a manner that is not disruptive to established neighbourhoods. The proposed development is located within the “Neighbourhoods” Place Type, at the intersection of two “Neighbourhood Connector” streets as identified in the *London Plan* (Figure 11).

Table 10 – ‘Range of Permitted Uses’ of *The London Plan*, outlines the primary and secondary permitted uses that may be allowed within the Neighbourhood Place Type, by Street classification. Since the the proposed development is located within the “Neighbourhoods” Place Type, at the intersection of two “Neighbourhood Connector” streets, single-detached dwellings; townhouses; low-rise apartment buildings, among others, may be permitted.

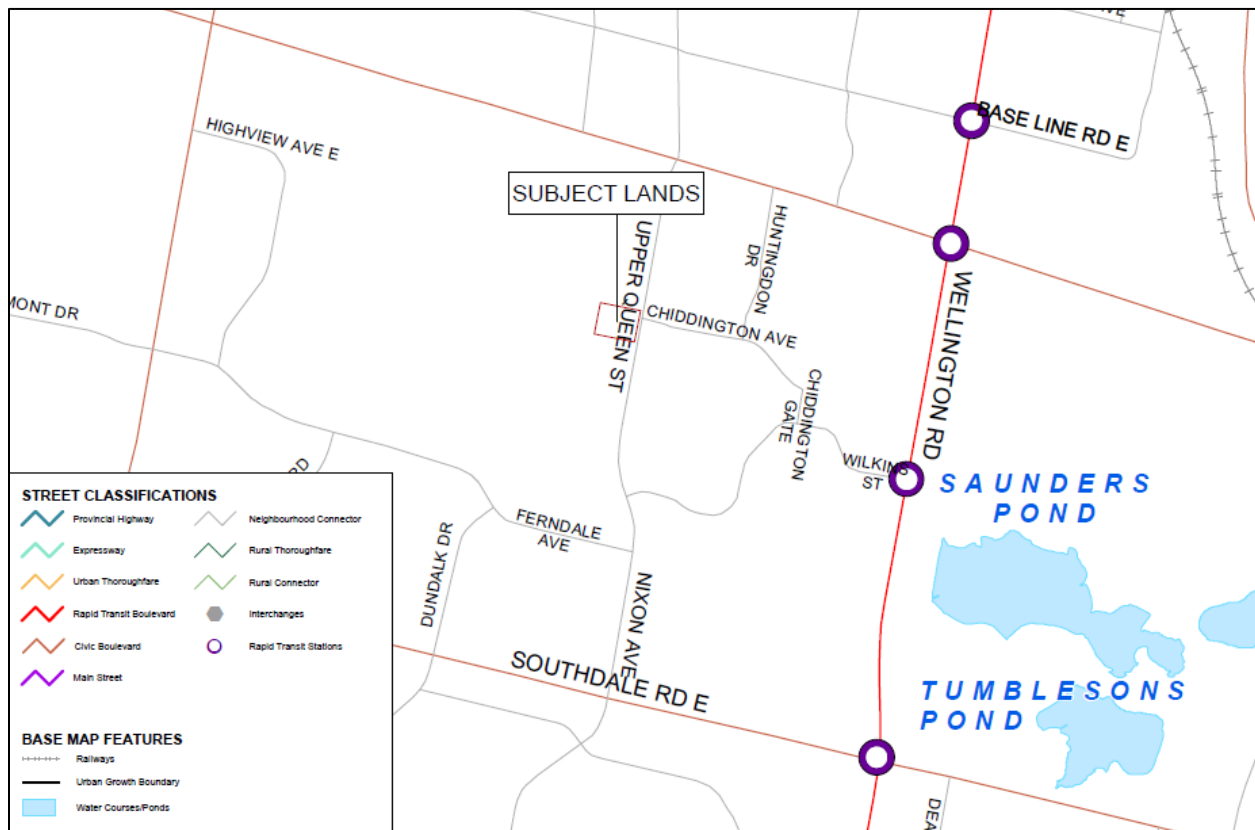
**Figure 11 – Land Use Plan (Excerpt taken from the London Plan, 2016)**



Table 11 – “Range of Permitted Heights in Neighbourhoods Place Type” in the London Plan, provides the range of permitted heights in the Neighbourhoods Place type, based on street classification. Since the the proposed development is located within the “Neighbourhoods” Place Type, at the intersection of two “Neighbourhood Connector” streets, 3 storeys is permitted by the London Plan.

Therefore, the proposed development of 2-storey townhouses is a form of housing contemplated by the London Plan.

**Figure 12 – Street Classificaitons (Excerpt taken from the London Plan, 2016)**



The following analysis confirms that the proposed development is consistent with the policies of the London Plan:

Policy 80

*Residential intensification will play a large role in achieving our goals for growing “inward and upward”. Intensification will be supported, subject to the policies of this Plan, in the following forms:*

- 4. *Infill development of vacant and underutilized lots; and,*
- 6. *Redevelopment, at a higher than existing density, on developed lands.*

The proposal seeks to redevelop an underutilized parcel of land for residential purposes. The proposal reflects an intensity that is contemplated for the subject lands at this intersection and

within the community, while also considering the access to full municipal services and amenity areas, and represents the desired direction of residential growth.

#### Policy 84

*Intensification may occur in all of the Place Types that allow for residential uses.*

The subject lands are located within the “Neighbourhoods” Place Type, which permits residential uses and encourages intensification.

#### Policy 154

*Through our urban regeneration efforts we will:*

- 2. Maximize the value returned on the investment made in civic infrastructure.*
- 8. Facilitate intensification within our urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood.*
- 9. Expand the City’s range of housing choices and create opportunities for affordable housing in London through the regeneration of urban neighbourhoods.*

The intensity of the proposed development makes efficient and cost-effective use of existing civic infrastructure, including transit and utilities, as 28 townhouse units are now considered rather than just two single detached houses. The proposal will enhance an existing neighbourhood through thoughtfully designed built forms that balance increased intensity and fitting within the existing built context. The proposed residential development will increase the range of housing units available in the area and contribute to housing affordability.

#### 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 proposed development is designed to contribute to a sense of place and character by providing:

- An attractive interface along Upper Queen Street, giving prominence to the intersection;
- Buildings addressing the street, simultaneously supporting pedestrian activity and transit and screening internal surface parking; and,
- Quality landscape treatments, including community amenity areas, to support a naturalized appearance including street trees and landscape strips where necessary.

#### Policy 199

*All planning and development proposals within existing and new neighbourhoods will be required to articulate the neighbourhood’s character and demonstrate how the proposal has been designed to fit within that context. The Our Tools chapter and the Residential*

*Intensification policies in the Neighbourhoods Place Type chapter of this plan provide further guidance for such proposals.*

This report provides a detailed assessment of the neighbourhood's character and discusses how the proposed development fits in with existing conditions.

#### Policy 222A

*The proportion of building and street frontages used for garages and driveways should be minimized to allow for street trees, provide for on-street parking and support pedestrian and cycling-oriented streetscapes.*

The primary public frontage along Upper Queen Street will be addressed by two (2) blocks of 2-storey townhouse dwellings, effectively eliminating any views of parking from the street. A central lane at the intersection of Upper Queen Street and Chiddington Avenue provide access to the site minimizing land used for a driveway. Each townhouse will have a dedicated driveway and internal garage. Garages for the units which front Upper Queen Street have been placed at the rear to enhance the overall view.

#### Policy 235

*Landscaping should be used to define spaces, highlight prominent features and landmarks, add visual interest, define pedestrian areas, delineate public and private spaces, add comfort and improve health, offer visual screening, and improve the aesthetic quality of neighbourhoods.*

The proposed development provides landscape features, such as shrubs and trees, to stimulate visual interest as seen in the coloured site plan, which delineates the locations where coniferous and deciduous trees will be planted. Landscape features are oriented to delineate private and public realms; highlight pedestrian areas and outdoor amenity areas; screen driveways, parking and service areas; and, to improve the aesthetic quality of the neighbourhood.

#### 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 site layout of the proposed development will be a departure from that which exists on Upper Queen Street presently. This proposed development layout is in keeping with the context set out in the London Plan, and the policies of the "Neighbourhoods" Place Type, of which the proposed development is a permitted and encouraged use.

The proposed development will add a needed form of residential intensification to the area. While the majority of the surrounding built form consists of single detached dwellings, the introduction of 28 townhouse dwellings will provide a variety and mix of housing types to the community in a manner that is compatible with the existing uses and enhances its neighbourhood context.

Policy 259

*Buildings should be sited with minimal setbacks from public rights-of-way and public spaces to create a street wall / edge and establish a sense of enclosure and comfortable pedestrian environment.*

The proposed two-storey townhouses are setback 4m from Upper Queen Street to achieve a comfortable pedestrian-oriented environment.

Policy 266

*Loading, garbage and other service areas will be located so that they will not have a negative visual impact from the street or detract from pedestrian connections.*

A centrally located garbage collection area is proposed as part of the proposed development. In order to limit visual impacts, this space has been located internal to the site to minimize visibility of the garbage collection area from the street.

Policy 268

*Sites shall be designed to provide a direct, comfortable and safe connection from the principal building entrance to the public sidewalk.*

The site design provides direct, barrier-free access from the public sidewalk to the proposed 8 townhouse units fronting Upper Queen Street.

Policy 269

*Buildings should be sited to minimize the visual exposure of parking areas to the street.*

The proposed site layout uses the buildings to effectively screen large parking areas from Upper Queen Street.

Policy 272

*The impact of parking facilities on the public realm will be minimized by strategically locating and screening these parking areas. Surface parking should be located in the rear or interior side yard.*

The parking facilities are located internally to the subject lands. The parking area will be screened from the public realm by strategic placement of the townhouse dwellings.

Policy 279

*Lighting of parking areas will be designed to avoid negative light impacts on adjacent properties.*



A photometric plan will be submitted as part of a future Site Plan Approval application.

Policy 286

*Buildings should be designed to achieve human-scale relationships that are comfortable for pedestrians.*

The proposed building design promotes human-scale relationships by providing a low-rise, two storey height; prominent main entrance with accompanying porch; fenestrations, ground-level unit entrances and private outdoor amenity areas oriented toward the public sidewalk and/or rear yard.

Policy 288

*Buildings fronting onto public spaces should establish an edge to provide definition, and a sense of enclosure around, the public space.*

The proposed site design provides a strong and desirable interface along Upper Queen Street, including appropriate building setbacks, and attractive building facades.

Policy 291

*Principal building entrances and transparent windows should be located to face the public right-of-way and public spaces, to reinforce the public realm, establish an active frontage and provide for convenient pedestrian access.*

The proposed development provides for street frontages consisting of well-defined entrances, modest front porches facing the ROW, and a high proportion of vision glazing addressing the public realm. These features collectively will encourage active, pedestrian-oriented frontages.

Policy 302

*Materials should be selected for their scale, texture, quality, durability, and consistency within their context.*

The proposed material palette consists of durable, cost-effective materials that are generally consistent with the existing neighbourhood character. The proposed townhouse development will effectively utilize bricks, glass, and metal to provide a functional design that is visually appealing and appropriate for the neighbourhood.

Policy 921

*Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type, shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type, by street classification.*

As per Table 10-11 of the *London Plan*, the subject lands may be developed for a variety of permitted uses, including townhouses to a maximum of three-storeys.

### Policy 939

*This Plan creates a variety of opportunities for intensification. The following list spans from a very “light” and discreet form of intensification to more visible and obvious forms. All are important to realize our goals of purposeful, sensitive, and compatible intensification within our neighbourhoods:*

- 5. Infill development – developing one or more new residential units on vacant or underutilized lots, or adding residential units through additions to existing buildings.*
- 6. Redevelopment – the removal of existing buildings in favour of one or more new buildings that house a greater number of dwelling units than what currently exists.*

The proposed townhouse development represents a form of infill and redevelopment and is designed in response to established neighbourhood standards. The proposal achieves the goals of purposeful, sensitive and compatible intensification within existing neighbourhoods.

### Policy 940

*It is an important strategy of this Plan to support all of these forms of intensification, while ensuring that they are appropriately located and fit well within their neighbourhood.*

The proposed development, as discussed throughout this report, is designed to fit within the planned and existing neighbourhood. Strategies for massing and architectural treatment boasts high-quality materials that are durable and compatible with existing character. Landscaping along all lot lines and throughout the subject lands will minimize impacts on adjacent properties, screen parking areas, and support a cohesive outward appearance.

The analysis provided of the *London Plan* confirms that the proposed residential development is consistent with the intent and goals of the policies.

### Policy 1578

*All planning and development applications will be evaluated with consideration of the use, intensity, and form that is being proposed. The following criteria will be used to evaluate all planning and development applications:*

- 6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Considering the type of application under review and its context, an analysis of potential impacts on nearby properties may include such things as:*
  - a) Traffic and access management*

The proposed development has its access located at the intersection of Upper Queen Street and Chiddingtong Avenue. There will be a minor increase in overall traffic at this intersection. In

consultation with the City staff, it was determined that the proposed access location is ideal for any redevelopment of the subject lands.

*b) Noise*

Noise generated from normal residential activity may be audible to neighbours, just as it currently may be.

*c) Parking on streets or adjacent properties.*

In addition to 2 spaces per unit, 6 visitor parking spaces have been incorporated into the site design. Additional parking is available along Chiddington Avenue, however, it is not anticipated that such parking will be required.

*d) Emissions generated by the use such as odour, dust, or other airborne emissions*

No emissions are expected, save and except for those from normal construction practices required.

*e) Lighting*

A photometric plan will be prepared during the Site Plan Approval process and will identify lighting on-site.

*f) Garbage generated by the use*

Garbage generated by residents will be stored on deep well waste bins (e.g. Moloks) and collected by an external agency.

*g) Privacy*

As per the coloured site plan and conceptual landscape plan, the large amount of trees to be planted along the north and south property lines, overtime, will increase the overall privacy between abutting properties.

*h) Shadowing*

The shadows are not expected to encroach onto abutting properties in any negative ways.

*i) Visual impact*

The proposed development will be highly visible from the public realm. Residents abutting 553 and 557 Upper Queen Street, will likely be able to see townhouses from their properties. However, as previously mentioned, overtime the abundance of trees planned for the interior side yard will aid in visual screening from abutting properties.

*j) Trees and canopy cover*

To develop the subject lands for 28 townhouse dwellings, almost all of the existing vegetation on the properties will need to be removed. In an effort to ensure the development is in keeping with the community, the landscape plan shows the plantings pattern that will contribute to the overall tree and canopy cover along Upper Queen Street. Specific plantings will be identified through the site plan approval process.

*k) Cultural heritage resources*

There are no cultural heritage resources on the subject lands.

*l) Natural heritage features and areas*

There are no identified natural heritage features on the subject lands.

*m) Natural resources*

There are no identified natural resources on the subject lands.

*n) Other relevant matters related to use and built form*

Other matters that relate to built form can be found in Section 3 of this report.

7. *The degree to which the proposal fits within its context. It must be clear that this is not intended to mean that a proposal must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as planning policy goals for the site and surrounding area. Considering the type of application under review, and its context, an analysis of it may include things such as:*

*a. Policy goals and objectives for the place type.*

The subject lands are located within the ‘Neighbourhood’ place type, along a ‘Neighbourhood Connector’ which permits the proposed development. The proposed development is responsive to the policy goals and objectives for this place type as set out in the responses prior to this section.

*b. Policy goals and objectives expressed in the City Design chapter of this plan.*

The proposed development is consistent with the policy goals and objectives expressed in the City Design chapter of The London Plan as identified in the policy analysis written prior.

*c. Neighbourhood character.*

The proposed development is sensitive to, and compatible with, the neighbourhood character. Three-storey townhouse dwellings are permitted under the 'Neighbourhoods' place type in the form and density proposed.

*d. Streetscape character.*

The proposed development will provide a form of housing that is not currently found along this section of the streetscape of Upper Queen Street. The streetscape character will change from what is currently established. However, the proposed development will offer high quality design at a highly visible intersection location.

*e. Street wall, Placement of building, and Setback and step-back.*

The proposed development will be setback 4.0m from the front property line, approximately 8-10m closer than most houses along Upper Queen Street, noting that this location is at an intersection. The reduced setback is in keeping with current city building and design policies and objectives in the London Plan.

*f. Height and Scale.*

The height of the proposed townhouse dwellings is permitted under the existing land use permissions and zoning on the subject lands (eg. A 2-storey dwelling is also currently permitted under the R1-9 Zone). The 2-storey townhouse dwellings will be at a height that is sensitive to, and compatible with, and consistent with the surrounding context through thoughtful design. The purpose of this ZBA is not to add height that is not otherwise permitted.

The scale of the proposed form is larger, however each townhouse unit will have individual facades that are discernable from one another and will assist in maintaining human scale.

*g. Density.*

The density on the subject lands will be greater than that of abutting and proximate properties. However, as per Table 10 and 11 of the London Plan, the proposed density is contemplated for the subject lands, and all properties along this section of Upper Queen Street.

*h. Massing.*

While the overall massing of the proposed townhouse dwellings differs from that which is existing along Upper Queen Street, as previously discussed the overall height and scale of the proposal

is consistent with that in the surrounding area. The massing of the proposed townhouse dwellings is consistent with typical developments of this nature.

*i. Relationship to adjacent buildings.*

The proposed buildings will be close to (approximately 3.0m from north and south side yards) and visible from adjacent single detached dwellings on abutting lots. Such proximity will be softened through the strategic use of abundant tree plantings and landscaping.

*j. Proposed architectural attributes such as windows, doors, and rooflines and Materials*

The proposed architectural treatment of the proposed townhouse dwellings is generally consistent with that which can be found in the surrounding neighbourhood. Further analysis on architectural treatment is provided in Section 3.3 of this report.

*k. Relationship to cultural heritage resources on the site and adjacent to it.*

There are no cultural heritage resources on the site or adjacent to it.

*l. Landscaping and trees.*

As per Section 3.6 of this report, a large amount of vegetation will need to be removed to develop the subject lands. In order to compensate for tree removals and provide robust screening, over 60 trees will be planted in return. Landscaping and tree plantings are extremely important in any redevelopment project. This proposal recognizes this fact and is mindful to propose significant landscaping upon development.

*m. Coordination of access points and connections.*

The main access point to the subject lands has been sited at the 3-way intersection of Chiddington Avenue and Upper Queen Street, thereby creating a 4-way stop.

*n. Other relevant matters related to use, intensity, and form.*

Other relevant matters related to use, intensity, and form can be found in Section 3.2 of this report.

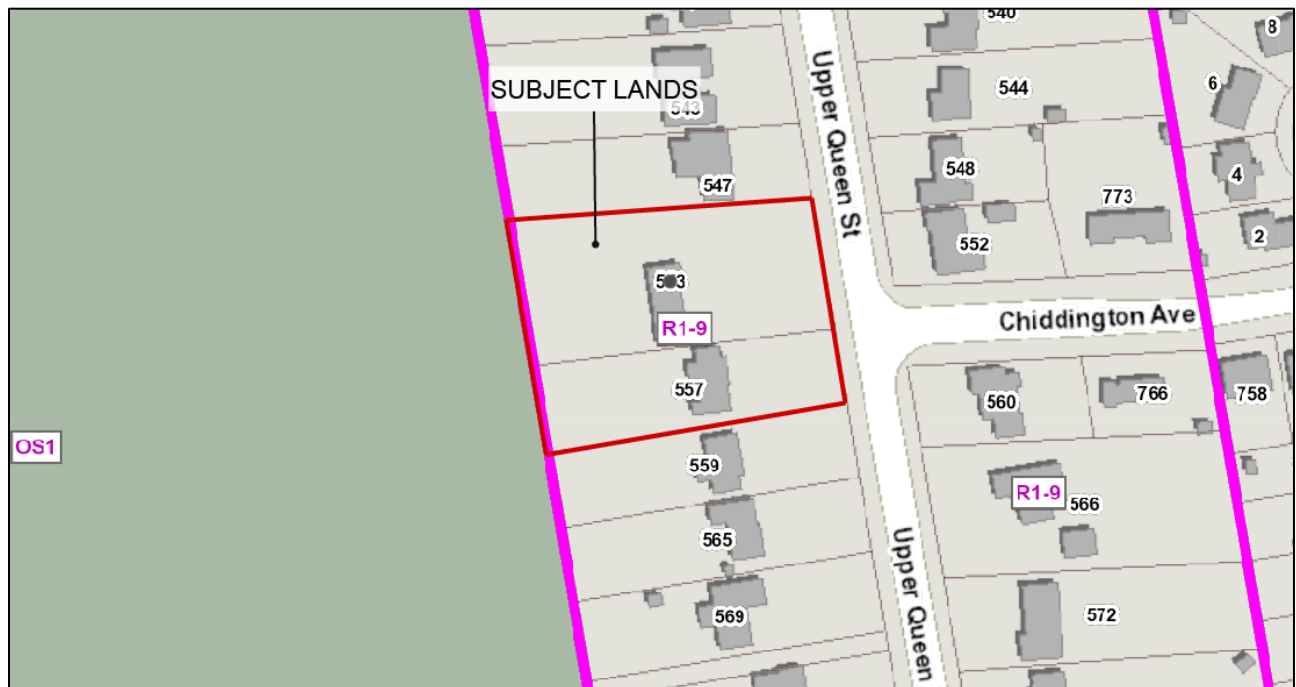
As such, for the reasons noted above, the proposed development is consistent with the policies and objectives of the City of London Official Plan.

### 7.3 CITY OF LONDON ZONING BY-LAW (BY-LAW Z.-1)

The subject lands are currently zoned “Residential 1 (R1-9) Zone” in the City of London Zoning By-law Z.-1 (See Figure 13 below). The uses permitted in the current zoning of the subject lands only permit single detached dwellings, and not the proposed uses. A ZBA is required to rezone the subject lands in order to permit development consisting of townhouse dwelling units.

Table 1 (next page) provides a comparison of the regulations for the “Residential (R5-4)” zone with the proposed regulations for the affordable residential development.

Figure 13 – Zoning By-law (Excerpt from City of London ZBL)



**Table 1 – Zoning Statistics**

	Required (R5 4) Zone	Shown on Plan
Lot Area (min.)	1,500 m <sup>2</sup>	6,141 m <sup>2</sup>
Lot Frontage (min.)	30 m	63.1 m
Front Yard Depth (min.)	6.0 m	<b>4.0m*</b>
Interior Side Yard Depth (min.) North	6.0 m	<b>3.2m*</b>
Interior Side Yard Depth (min.) South	6.0m	<b>3.0m*</b>
Rear Yard Depth (min.)	6.0m	7.0m
Landscaped Open Space (min.)	45%	<b>40%*</b>
Lot Coverage (max.)	30%	43%
Height (max.)	12m	<10 m
Density (UPH max.)	40	45 UPH

\* Identifies need for special provision

Generally, the zone regulations proposed in the “R5-4( )” zone are standard, except for specific regulations relating to minimum setbacks, maximum building height and maximum density, as discussed below:

### **Setbacks**

#### **Front Yard**

The proposed 2-storey townhouses which are fronting onto Upper Queen Street are setback approximately 4.0m from the street. The reason for this is because by orienting buildings close to public right-of-ways, the frontage is activating and creates a more engaging streetscape at this key location in the neighbourhood. Further, it also aids in screening any parking areas on the subject lands.

#### **Side Yards**

The townhouse dwellings will be setback 3.2m from the northerly sideyard, and 3.0m from the southerly sideyard. Implementing these setbacks allows for a more efficient use of the subject lands, through the siting of buildings on either side of the main access aisle. Currently, the requirement is 3.0m when the building wall contains no windows to habitable rooms, or 6.0m when the building wall contains windows to habitable rooms.

While the proposed sideyard depths do not meet the requirements as set out in the Zoning By-law Amendment, the setbacks of 3.2m and 3.0m are similar to contemporary setbacks in



traditional and modern subdivisions, where the sides of dwellings interface with one another closer than what is proposed. Furthermore, this allows for a more efficient use of the subject lands.

### ***Rear Yard***

The dwellings will be setback approximately 7.0m from the rear lot line, at the request Highland County Club in order to limit the impact the abutting golf course may have on the subject lands.

### ***Landscaped Open Space***

While the landscape open space percentage is less than that which is required, 40% landscape coverage allows for a highly efficient use of the lands. As previously mentioned, each unit will have private amenity area to the rear of the unit, in addition to access to a large central amenity space. The current landscape open space percentage also provides the opportunity for generous tree plantings to create an inviting site design.

Based on the above, the requested “R5-4( )” zone is an appropriate implementing zone for the proposed development and associated ZBA. The requested amendments are consistent with the goals and intentions of the Provincial Policy Statement and the *London Plan*.

## 8.0 CONCLUSIONS

Given the findings of this report and the supporting materials, it is concluded that the subject lands are well suited for the proposed residential development. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and the London Plan. The Zoning By-law Amendment will facilitate a residential development consisting of 28, 2-storey townhouse dwellings, which are not permitted under the current zoning. The proposed residential development generally complies with the City of London Z.-1 Zoning By-law provisions for “Residential 5 (R5-4)” zones, with some site-specific provisions required.

The form, scale and massing of the proposed development are appropriate for the surrounding neighbourhood. Appropriate setbacks, height, and landscaping will be provided to ensure compatibility with the adjacent low-density neighbourhood. The appearance and sustainability of the proposed development is enhanced with a central common amenity area, and, material and architectural treatments which are durable, cost-effective, and attractive.

The subject lands are intended for residential development and are compatible with surrounding existing and future uses. The proposed development contributes a new dwelling type to the Upper Queen Street and Chiddington Avenue neighbourhood. No unacceptable adverse impacts are anticipated for surrounding land uses resulting from the proposed development. Overall, the proposed development will provide housing affordability in a manner that is desirable and will contribute positively to the existing community, fulfilling the planned function of the subject lands as set out in the London Plan.