

Planning and Design Report

Highland Golf Course

205 Commissioners Road E & 1922 Highland Heights
City of London



September 26th, 2024



TABLE OF CONTENTS

1.0 INTRODUCTION	2
2.0 SUBJECT LANDS	3
3.0 SURROUNDING LAND USE CONTEXT	5
3.1 Spatial Analysis	5
3.2 Site-Specific Spatial Analysis	7
4.0 DESIGN GOALS AND OBJECTIVES	8
5.0 PROPOSED DEVELOPMENT	9
6.0 PROPOSED APPLICATION	11
7.0 BUILT FORM AND SITE COMPATIBILITY	12
7.1 Built Form, Massing, and Articulation	12
7.2 Character and Image	12
7.3 Architectural Treatment	12
8.0 POLICY ANALYSIS	13
8.1 Provincial Policy Statement, 2020	13
8.2 The City of London 2016 Official Plan	14
8.3 City of London Zoning By-law	22
9.0 ADDITIONAL CONSIDERATIONS	23
9.1 Stage 1 & 2 Archaeological Assessment	23
9.2 Tree Preservation Plan	23
9.3 Servicing	24
9.4 D-6 Analysis	24
10.0 CONCLUSION	27

1.0 INTRODUCTION

Highland Golf Course has made an application to amend the City of London Z.- 1. Zoning By-law to permit the development of a portion of lands known municipally as 205 Commissioners Road East and 1922 Highland Heights (the “subject lands”) for a new maintenance shop accessory to the operations of the golf course (Highland Golf and Country Club). A pre-application consultation meeting took place with City of London Staff on March 7, 2023.

The purpose of this Planning and Design Report is to provide design details and evaluate the proposed Zoning By-law Amendment application within the context of existing land use policies and regulations, including the Provincial Policy Statement, the City of London Official Plan (The London Plan), and the City of London Zoning By-law.

This report concludes that the proposed Zoning By-law Amendment application to permit the proposed maintenance shop is appropriate and desirable for the following reasons:

- The proposed Zoning By-law Amendment is generally consistent with the policies of the 2020 Provincial Policy Statement and The London Plan;
- The proposed Zoning By-law Amendment will permit a desirable use on a property well-suited to support this accessory use;
- The proposed maintenance shop will support operations of the golf course and make efficient use of lands available on the subject lands; and,
- The proposed development provides a well-functioning site design and built-form that is compatible with the surrounding land uses.

2.0 SUBJECT LANDS

The subject lands are located on the south side of Commissioners Road East, approximately 550m west of Upper Queen Street (Figure 1).

Figure 1 - Subject Lands



The rectangular shaped subject lands are part of the greater golf course parcel at 1922 Highland Heights, which has a lot frontage of approximately 197m (18.4 ft) along Highland Heights; a lot depth of approximately 990m (830ft); and a lot area of approximately 546,695 m² (55 ha) (Figure 2).

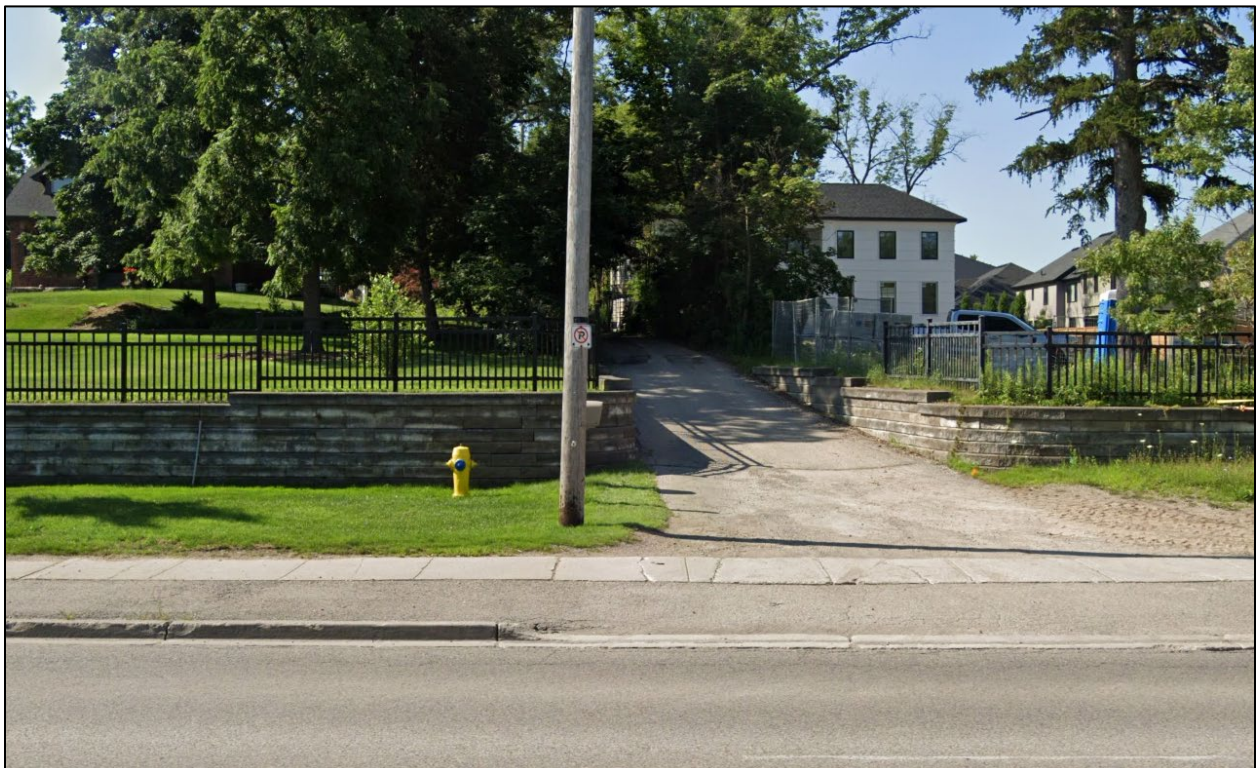
Figure 2 - Subject Lands (larger context)



The portion of the golf course at 1922 Highland Heights, subject to the proposed Zoning By-law Amendment, has a lot area of approximately 5,385 m², and is currently vacant (this portion is hereby known as the 'subject lands'). The lands at 205 Commissioners Road, which are subject to an easement in favour of the subject lands (outlined in black on Figure 1), are occupied by a single-detached dwelling that has a single access driveway on Commissioners Road East. This dwelling is occupied by the superintendent of Highland Golf and Country Club. All parcels are owned by Highland Golf and Country Club. The subject lands are generally flat in topography. Minimal trees are located on the subject lands.

The subject lands are within the “Green Space” place type; the lands subject to easement are within the “Neighbourhoods” place type in *The London Plan*; and, the subject lands and lands subject to easement are currently zoned “Residential 1 (R1-9)” in the City of London Z.-1 Zoning By-Law.

Figure 3 – Google Street view of the subject lands from Commissioners Road E (looking south) – Driveway Entrance

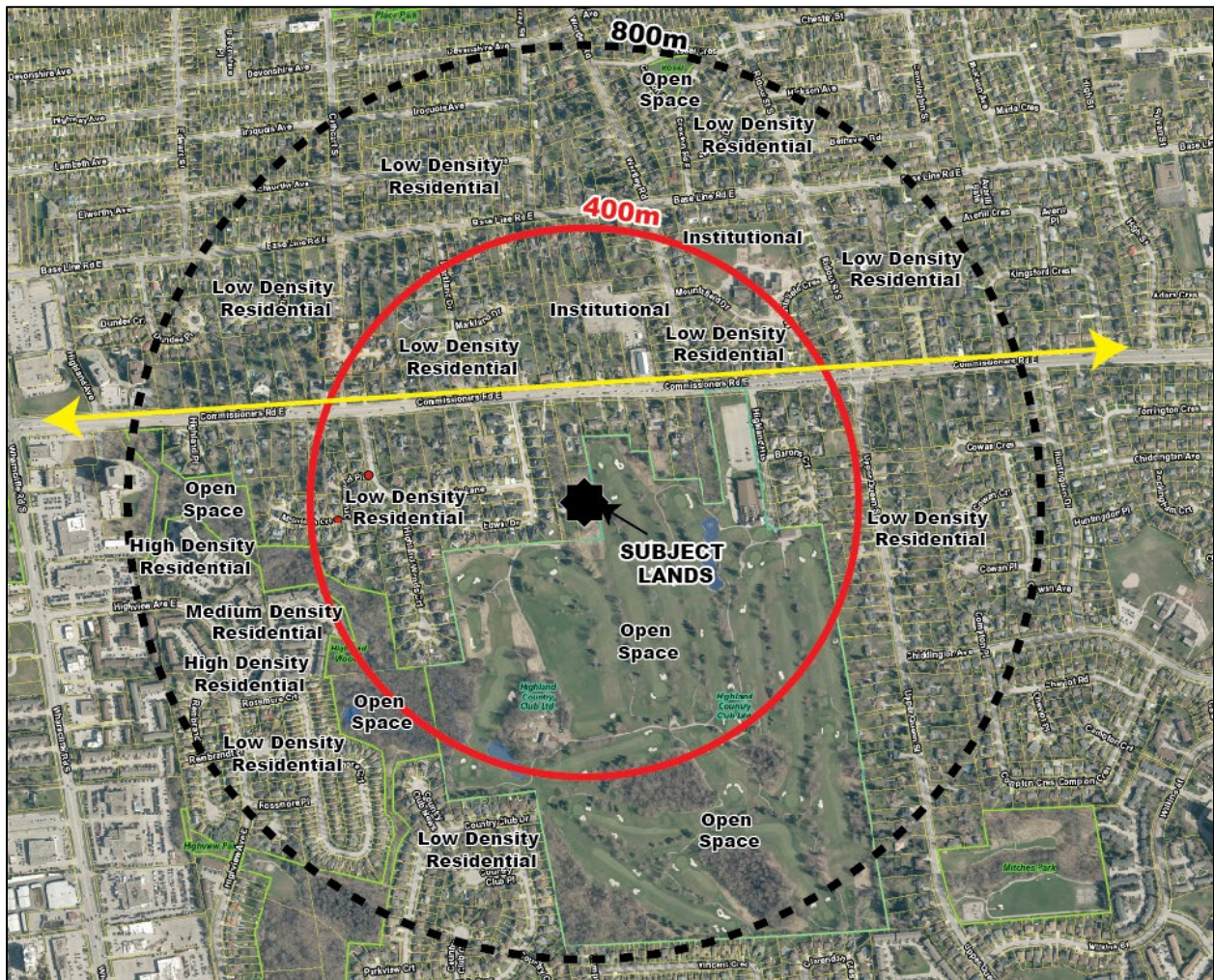


3.0 SURROUNDING LAND USE CONTEXT

3.1 Spatial Analysis

The subject lands are generally surrounded by residential uses and open space uses. The land uses within a 400m (red) and 800m (black) radii of the subject lands, representing an approximate 5-minute and 10-minute walking distance respectively, are shown in Figure 4.

Figure 4 – Spatial analysis of the subject lands within a 400m & 800m radii



The Commissioners Road East streetscape within the 400m and 800m radius of the subject lands is generally characterized by low-density residential, in the form of single detached dwellings, with overhead powerlines, sidewalks on both sides of the street, large setbacks, and mature trees.

The existing lands uses within an approximate 400m, 5-minute walk radius and an approximate 800m, 10-minute walking distance of the subject lands are as follows:

North: Residential and institutional uses are located north of the subject lands. Redemption Bible Chapel (Figure 5) is located to the northeast, with low-density residential uses in the form of single detached dwellings on both sides of Commissioner Road East (Figure 6). Additional single-detached dwellings are located further north along with a small park (Rosel Park).

Figure 5 – Redemption Bible Chapel east of the subject lands (looking northwest)



Figure 6 – Single detached dwellings north of the subject lands on Commissioners Road E (looking south)



South: The remaining Highland Golf Course lands abuts the subject lands to the south. Residential uses in the form of single-detached dwellings are located further south.

East: Residential uses in the form of single detached dwellings are the primary land use east of the subject lands, along with the clubhouse for Highland Golf Course.

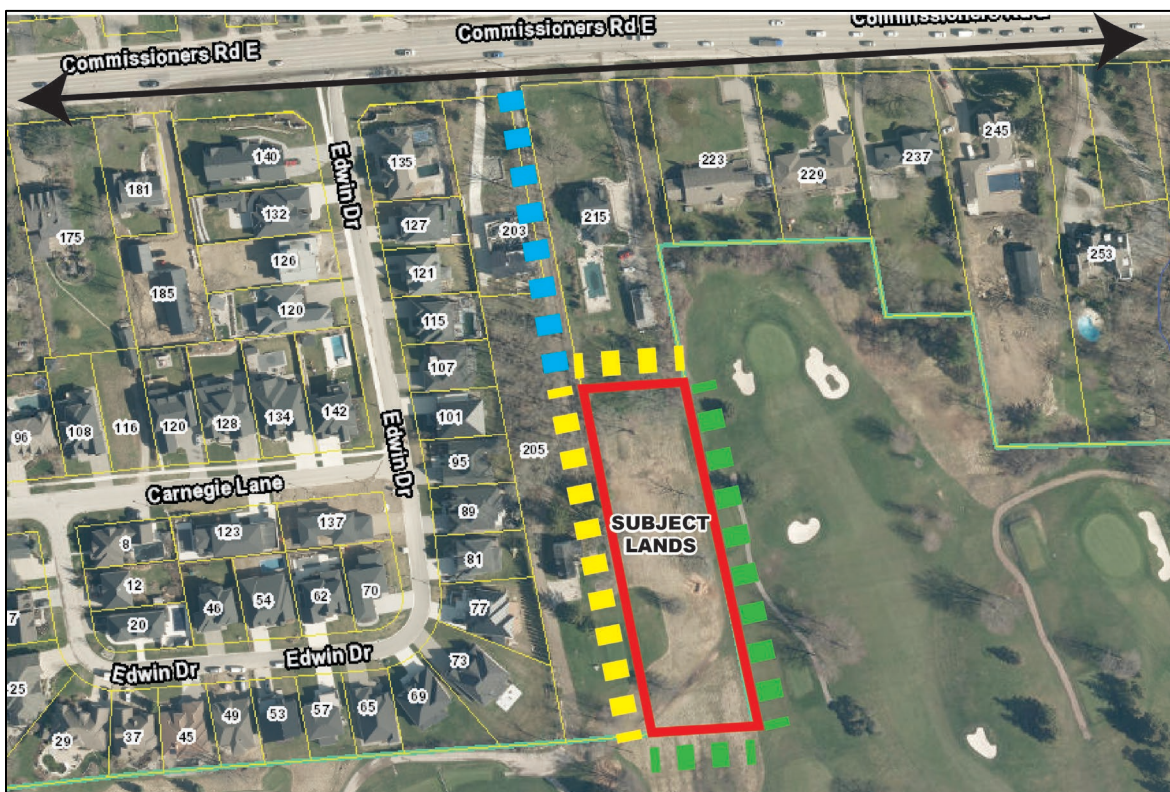
West: Residential uses in the form of single detached dwellings are the primary land use west of the subject lands. Medium and higher density residential land uses in the form of townhouses and apartment buildings are located further to the west within 800m of the subject lands. Open space (Highland Woods) is also located further to the west.

In summary, lands within a 400m (5-minute walk radius) are predominantly comprised of residential uses in the form of single detached dwellings, apartment building and townhouses as well as institutional and open space uses associated with Highland Golf and Country Club. Lands within an 800m (10-minute walk radius) are similar to those described above.

3.2 Site-Specific Spatial Analysis

Figure 7 below illustrates the relationship between the subject lands and abutting uses. The subject lands do not have active frontage along Commissioners Road (shown with a black arrow), however, access to the subject lands is proposed to be provided via the existing driveway for 205 Commissioners Road (shown as a blue dashed line). Interfaces with abutting residential uses are shown in yellow and interfaces with open space are shown in green.

Figure 7 – Site Specific Spatial Analysis

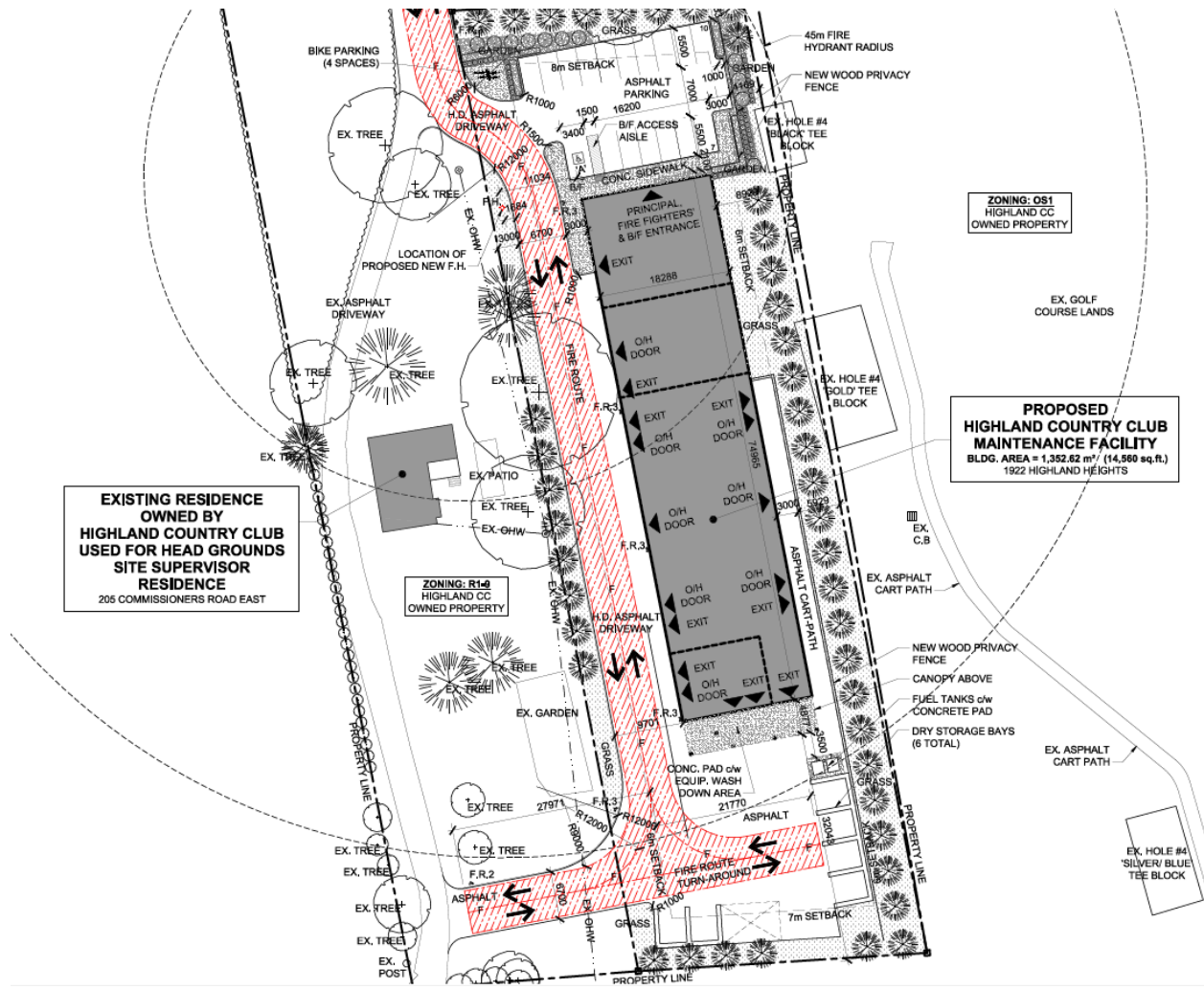


4.0 DESIGN GOALS AND OBJECTIVES

Given the surrounding built form and land use context, the goal of the proposed development is to permit an accessory use building that is compatible with the surrounding built-form, contribute to, and fulfill, the planned function of the subject lands, and to provide a building which is sensitive to abutting residential uses. As such, the proposed development is intended to:

- Make efficient use of the land for uses compatible with existing development in the surrounding area;
- Limit adverse impacts on neighbouring residential uses through appropriate scaling and massing;
- Provide an accessory use that makes efficient use of the land and the existing municipal services, and infrastructure;
- Provide a development that utilizes high-quality materials in a built form compatible with proximate land uses; and,
- Appropriately integrate the built form into the existing land use policy context, specifically in terms of massing, height, and articulation.

Figure 9 – Proposed Building



The proposed maintenance shop building is one level with a building footprint of 1,690 m². There are six (6) overhead doors proposed on the building with six (6) exit doors. There is also one principal barrier free entrance. The proposed development provides for employee parking in front of and behind the building, which is separate from the main parking at the clubhouse on Highland Heights and will be used by employees only. A total of 17 employee spaces are proposed to the north of the building and 8 employee spaces are proposed to the south of the building for a total of 25 'employee only' parking spaces. There is no pedestrian walkway proposed as all employees drive to work and the public is discouraged from entering the subject lands. The building and parking are to be screened by trees and landscaping along the north and a portion of the east subject land boundary line. There are drive-in dry-storage pits for sand, gravel and mulch proposed to the south of the building.

The proposed primary vehicular access for the proposed maintenance shop will use the existing full-turns driveway onto Commissioners Road East. An easement will be required on the existing

driveway used for the single-detached dwelling at 205 Commissioners Road East as the proposed building and existing dwelling are to use the same driveway. The driveway will also be upgraded to heavy-duty asphalt.

Following a successful Zoning By-Law Amendment process, Site Plan Approval will be required to permit the proposed building.

6.0 PROPOSED APPLICATION

The subject lands are currently zoned “*Residential 1 (R1-9)*” in the City of London Z.-1 Zoning By-Law. The proposed Zoning By-law Amendment application seeks to re-zone the subject lands to an “*Open Space 1*” zone. This is a technical amendment as the subject lands are already a part of the assessment parcel owned by the golf course, however, was not previously zoned to be a part of the golf course, therefore this application seeks to zone this portion of the property the same as the golf course. With this in mind, all provisions and regulations have been calculated based on the entire golf course lands. No special provisions are required based on this notion as the proposed building is accessory to the golf course operation.

7.0 BUILT FORM AND SITE COMPATIBILITY

7.1 Built Form, Massing, and Articulation

Formal architecturally designed building elevations have not been completed at this stage in the planning process; however, it is anticipated that the maintenance building will be designed with a low peaked roof, metal siding and bay doors for equipment entry and exit, consistent with standard golf course maintenance building material and design. The proposed height of the building is modest and similar in height to a two-storey single-detached dwelling.

From a built-form perspective, the subject lands are contextually appropriate in terms of size and location for a maintenance building on the golf course lands. The height and massing of the proposed building is appropriate and will fit on the property in a convenient location for operations. The proposed building is consistent with standard maintenance shop designs and is an appropriate form of golf course development on an established course.

The proposed building is situated away from Commissioners Road and parking will be screened from public view where possible. There is a single detached dwelling at 205 Commissioner Road East which separates the subject lands from the row of newer single-detached dwellings on Edwin Drive.

7.2 Character and Image

The proposed building is not intended to add a strong visual presence. On the contrary, the proposed building is intended to blend into the golf course and neighborhood and provide a needed function to the golf course operations.

7.3 Architectural Treatment

Conceptual cladding materials include metal paneling, with a different colour for all bay doors than the rest of the building to add variety. Elevations have not been prepared at this stage of the planning process, however maintenance buildings for the purpose of a golf course generally have uniform material consistent with other maintenance buildings.

The architectural style of the buildings is proposed to be modern and contemporary for a shop building. While the design of the building may be further refined through the Site Plan Approval process, building details contemplated at this stage include points of entry, windows, material treatment, and massing. Due to highly functional purpose of the building, and the fact that it is not intended to be visible to the public, it does not exhibit a high-level of architectural details and features.

8.0 POLICY ANALYSIS

The following sections of this report provide analysis on the proposed development and associated planning applications with respect to applicable policy and regulatory documents.

8.1 Provincial Policy Statement, 2020

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

The policy analysis describing how the proposed application is consistent with the stated policies within the PPS is detailed in the below table.

- The proposed development is an efficient and appropriate form of open space development for the subject lands, and supports a logical land use pattern as the subject lands are land-locked for any residential development (Policy 1.1.1).
- The proposed development is a compact and cost-effective building that will utilize existing municipal services within an existing built-up area of the City. Thus, the consumption of land and servicing costs are minimized (Policy 1.1.1).
- The subject lands are a suitable location for the proposed development, being located on the golf course lands (Policy 1.1.1).
- The proposed development is within an existing built-up area surrounded by open space and low-density residential land uses, in a location compatible with all land uses (Policy 1.1.3.6).
- The proposed development will make full use of municipal services (Policy 1.6.6.2).
- The proposed Zoning By-Law Amendment application promotes economic development and community investment by permitting a building which will assist with golf course operations and longevity of the operation of the course. The zoning proposed on the subject lands allows for continued investment on the property (Policy 1.7.1).

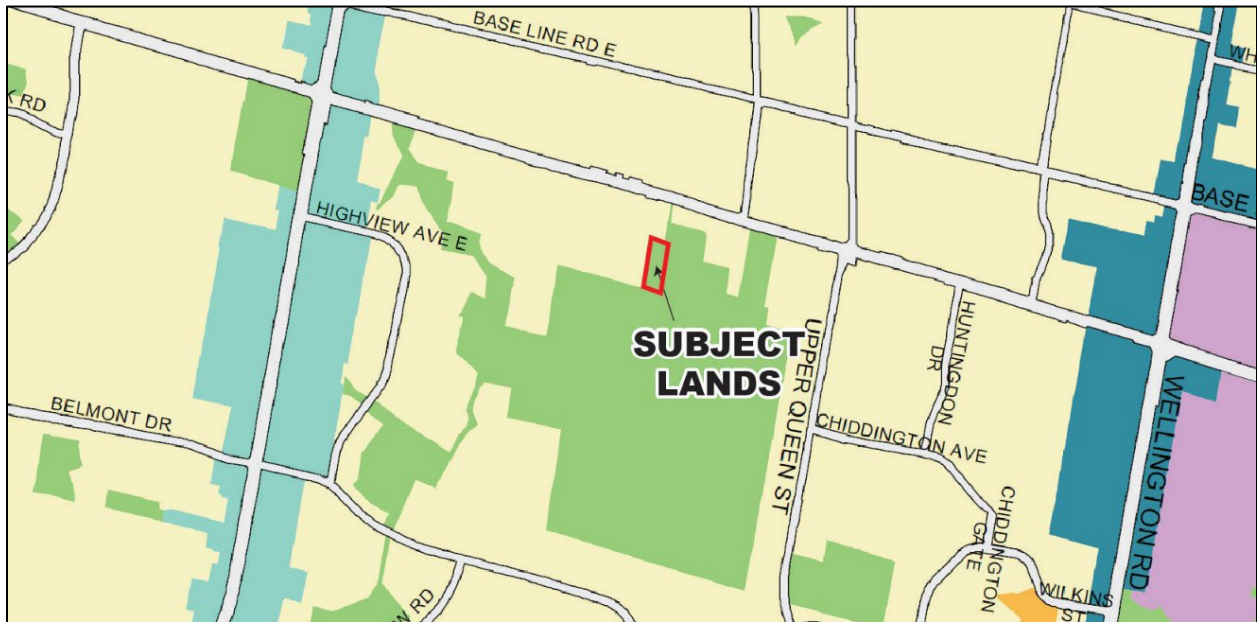
Given the above, the proposed development and associated amendments are consistent with the 2020 Provincial Policy Statement.

8.2 The City of London 2016 Official Plan

The 2016 Official Plan (The London Plan) is the land use planning policy framework that applies to all lands within the City of London.

The subject lands are within the “Green Space” Place Type on Map 1 of the London Plan (Figure 10), and are on the same parcel as the golf course operation. The portion of the lands at 205 Commissioners Road, which is subject to an access easement, is within the “Neighbourhoods” Place Type with access to a “Civic Boulevard” Street Classification on Map 3 of the London Plan.

Figure 10 – The subject lands identified on The London Plan’s “Map 1 – Place Types”



The following contains a policy analysis detailing how the proposed development conforms with the relevant policies of The London Plan (shown in *italics*):

Section 761 Vision for the Green Space Place Type

- 1. Provide for a continuous linear green space network which generally follows the Thames River and its tributaries.*
- 2. Seek out new linkages that will create a more continuous and connected green space network.*
- 3. Provide for linkages among green space areas throughout the city.*
- 6. Reduce the potential for loss of life and damage to property due to flooding by restricting the development of flood plain and hazard lands to an appropriate range of uses.*

Response: The green space Place Type on the subject lands is not part of the larger public green space network but is rather a private green space land use for the purpose of a golf course. There is a current linkage between Highland Golf Course and Highland Woods.

The subject lands are not within a flooding hazard and are not regulated by the Upper Thames River Conservation Authority (UTRCA).

Section 762 Permitted Uses in Green Space Place Type

- *Permitted uses on the lands identified on Map 5 and Map 6, are contained in the Environmental Policies part of this Plan.*
- *Private green space uses such as cemeteries and private golf courses.*

Response: The subject lands are not identified as having natural heritage or hazards on Map 5 and 6 of the London Plan.

The proposed use is accessory to the golf course and is therefore permitted within the Green Space Place Type in the London Plan.

Section 765 Public Access

The inclusion of privately-owned lands within the Green Space Place Type will not imply that the land is accessible to the public. Permissions for public access to privately-owned property within the Green Space Place Type will be at the discretion of the property owner.

Response: The subject lands are not for public access and are only to be accessed by golf course employees and the occupant of 205 Commissioners Road (which is also owned and maintained by Highland Golf Course).

CITY DESIGN – RESPONSE TO CITY DOCUMENTS

The City Design policies of The London Plan set out general urban design policies that apply to the entire city. It is recommended that this report be read in its entirety, rather than the urban design sections alone, to gather a comprehensive understanding of the merits of the proposed development. The proposed development is consistent with these urban design policies (shown in italics below) as follows:

Section 193 What are we trying to achieve?

In all of the planning and development we do and the initiatives we take as a municipality, we will design for and foster:

- 1) *A well-designed built form throughout the city.*
- 2) *Development that is designed to be a good fit and compatible within its context.*
- 3) *A high-quality, distinctive, and memorable city image.*

- 5) *A built form that is supportive of all types of active mobility and universal accessibility.*
- 6) *High-quality public spaces that are safe, accessible, attractive, and vibrant.*
- 8) *Sustainably designed development that is resilient to long-term change.*

Healthy, diverse, and vibrant neighbourhoods that promote a sense of place and character.

Response: The proposed development conforms to these goals by providing a development that is:

- Well-designed for the type of use;
- Compatible with the golf course lands and is set back and screened for compatibility with the residential neighbourhood.
- Appropriate use for the subject lands in a compact development; and,
- The proposed maintenance shop is not meant to have street presence and is not meant to be accessible to the public due to the nature of the use accessory to the golf course.

The subject lands are well-suited to accommodate the proposed maintenance shop and can contribute to the continued economic success of the golf course.

Character

Section 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.

Response: The proposed development will respect the predominant physical character of the surrounding area by providing a built form that is screened and buffered from abutting residential uses and preserves the quality of the existing cultural heritage landscape.

Site Layout

Section 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.

Response: The site layout responds appropriately to the surrounding context of the subject lands with a suitable height, adequate setbacks, and lot coverage on a property used for private active open space.

The proposed development incorporates quality building materials and treatments that are respectful of the local context and character of the surrounding area.

Section 253 Site layout should be designed to minimize and mitigate impacts on adjacent properties.

Response: The proposed site layout provides appropriate side yard and rear yard setbacks from abutting properties, thereby minimizing the potential for impacts. The portion of the subject lands proposed to be developed will include functional and aesthetically pleasing landscaping, thereby minimizing visual impacts for abutting property owners.

Section 258 The layout and grading of a site should retain and incorporate desirable trees.

Response: The proposed development will maintain existing trees where feasible.

Given the above analysis, the proposed maintenance building conforms to the applicable city design policies of The London Plan.

EVALUATION CRITERIA FOR PLANNING APPLICATIONS

All planning and development applications will be evaluated with consideration of the use, intensity, and form that is being proposed (Policy 882). The following criteria (numbered in italics) will be used to evaluate all planning and development applications:

1. Consistency with the Provincial Policy Statement and in accordance with all applicable legislation.

Response: As demonstrated in this report, the proposed Zoning By-Law Amendment is consistent with the intent and policies of the Provincial Policy Statement.

2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies of this Plan

Response: The proposed Zoning By-Law Amendment conforms with a variety of key directions within the “Our Strategy” chapter of The London Plan, including: planning strategically for a prosperous city by utilizing existing land, infrastructure, and resources. Furthermore, the proposed application is generally consistent with the green framework outlined in the “Our City” chapter in The London Plan as it is a property which contributes to the overall green space, even though it is privately owned. The lands have no significant environmental features identified on the subject lands; and as such, the “Environmental Policies” chapters of The London Plan are not reviewed as part of this report.

3. Conformity with the policies of the place type in which they are located.

Response: As demonstrated in this report, the proposed Zoning By-Law Amendment generally conforms to the policies of the “Green Space” Place Type.

4. Consideration of applicable guideline documents that apply to the subject lands.

Response: Not applicable

5. *The availability of municipal services, in conformity with the Civic Infrastructure chapter of this Plan and the Growth Management/Growth Financing policies in the Our Tools part of this Plan.*

Response: The subject lands have access to available municipal services.

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*

Response: Commissioners Road will provide vehicular access to the proposed maintenance building on the subject lands. While the access is narrow at 5.5m, there is still sufficient room for two-way travel. Considering the nature of the access, being for employees only, there is minimal vehicular traffic utilizing this driveway. No significant impacts to other nearby properties are anticipated.

b. *Noise*

Response: The proposed maintenance building is for the purpose of storing grounds care equipment such as greens mowers, fairway mowers and tees mower along with storing additional handheld equipment used for golf course maintenance. This building will also be utilized for minor maintenance of such equipment. The noise generated from each of these machines will be commensurate with existing groundskeeping operations, during daytime hours during the summer months. No significant noise impacts are anticipated off property. Generally, this type of use only emits minimal and varying outputs of noise from the golf course maintenance equipment. Given the noise generated from the machines being stored and utilized within the maintenance building, landscaping, and fencing are proposed to mitigate any noise off property. The machines are using the maintenance building for storage but are often not operational for extended periods of time in and around the building but are rather at their loudest while they are maintaining the larger portion of the property (the course), away from residential uses abutting the proposed maintenance building.

c. *Parking on streets or adjacent properties*

Response: No parking impacts are anticipated on adjacent properties as the proposed development will provide 25 employee parking on site. Given employee shift scheduling of the golf course, the needs of the proposed use are not anticipated to exceed the proposed parking.

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

Response: The odour dust and airborne emissions anticipated through the operation of the maintenance shed are limited to the summer months when the golf course is being maintained on

a regular basis. Different machines may be operating at various times during the summer months depending on maintenance required. Emissions off property are not anticipated due to the size of the machinery being used.

e. *Lighting*

Response: A Photometric Plan was not requested by Staff as part of a complete application. We do not anticipate any lighting concerns as it relates to the proposed Zoning By-Law Amendment. A lighting study is anticipated to be a requirement of Site Plan Approval.

f. *Garbage generated by the use*

Response: Garbage will be managed and collected on site.

g. *Privacy*

Response: No significant or undue impacts to the privacy of abutting and adjacent lands are anticipated, as the proposed development has minimal windows and is not a habitable building, privacy of the neighbours is to remain consistent with existing conditions.

h. *Shadowing*

Response: A Shadow Study was not requested by Staff as part of a complete application. As such, the City of London does not anticipate any shadowing concerns as it relates to the proposed Zoning By-Law Amendment.

i. *Visual impact*

Response: As the area to be developed is set back from Commissioners Road, is behind the houses that front on Commissioners Road and is screened with landscaping, no negative visual impact is anticipated. The building is appropriate and compatible with existing built forms near the subject lands.

j. *Trees and canopy cover*

Response: A Tree Preservation Plan was requested by Staff as part of a complete application. New trees will be planted to compensate for any necessary removals. Please refer to the submitted Tree Preservation Plan for additional information.

k. *Cultural heritage resources*

Response: A Stage 1 & 2 Archaeological Assessment was requested by Staff as part of a complete application. The Archaeological Assessment did not find any resources on site.

l. *Natural heritage features and areas*

m. *Natural resources*

Response: There are no natural heritage features or natural resource features on the subject lands.

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 the 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 such things as:*

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

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

Response: The proposed Zoning By-Law Amendment has been demonstrated to generally conform with the applicable place type and design policies of The London Plan. The proposed Zoning By-Law Amendment is appropriate for the subject lands and compatible with the existing range of uses in the surrounding area. The City Design policies are addressed in this report.

c. *Neighbourhood character*

Response: The subject lands are an appropriate location for a building accessory to a Green Space use (i.e. golf course). The form and function of the proposed building is appropriate for the larger context of the golf course property. As the building is setback from the street behind the residential uses, the established character will generally remain the same.

d. *Streetscape character*

Response: The streetscape along Commissioners Road East will remain the same as the location of the building is behind the residential dwellings which front onto this road.

e. *Street wall* and f. *Height*

Response: The street wall along Commissioners Road will remain unchanged with the proposed development. The height of the proposed building is 7.6m which is a similar height to a 2-storey residential building, the building height is not out of character for this area.

h. Massing, i. Scale, and j. Placement of building

Response: The massing, scale and placement of the building is not going to be visible from Commissioners Road East due to its proposed location and height as well as the landscaping and existing street wall.

k. Setback and step-back and l. Relationship to adjacent buildings

Response: The proposed setbacks of the maintenance building are closest to the eastern side of the subject lands to avoid shadowing on abutting properties. The relationship of the proposed building to the existing residential buildings is separated by parking and landscaping to mitigate any potential impacts. A D-6 Analysis has been prepared to show compatibility of the proposed use with the surrounding, more sensitive, land uses.

m. Proposed architectural attributes such as windows, doors, and rooflines

Response: The architectural style of the proposed building is modern and contemporary for golf course maintenance building designs, with standardized use of building materials and minimal windows, with large garage bay doors.

n. Materials

Response: Conceptual cladding materials include metal siding.

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

Response: There are no known cultural heritage resources on or adjacent to the subject lands.

p. Landscaping and trees

Response: Landscape details have been provided on the Conceptual Site Plan.

q. Coordination of access points and connections

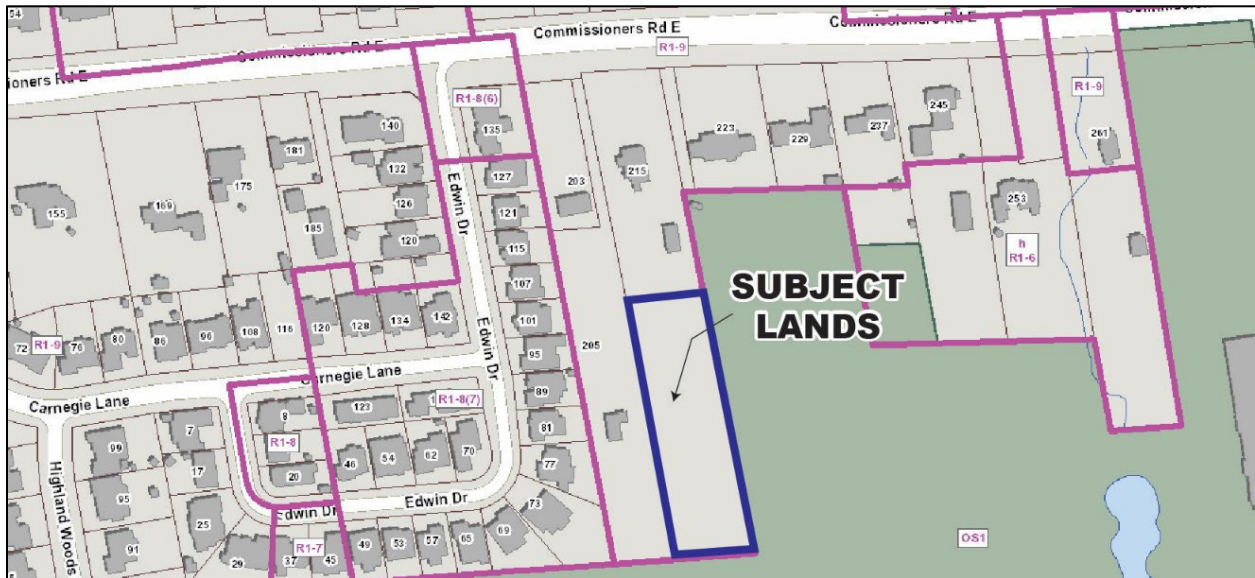
Response: Pedestrian access is not permitted through the driveway on the subject lands. Vehicular access will be permitted via the existing driveway on 205 Commissioners Road.

The proposed development represents an appropriate and compatible form of development at an appropriate location. The proposed development is generally consistent with the planned function of the “Green Space” Place Type, is in conformity with the land use policies of The London Plan, and is a desirable use for the subject lands.

8.3 City of London Zoning By-law

The subject lands are currently zoned “Residential 1 (R1-9)” in the in the City of London Z.-1 Zoning By-Law (Figure 11). The current zone permits single-detached dwellings. The subject lands are land-locked and a remnant piece of land currently not being utilized by the golf course to its full potential. A maintenance building is not currently permitted, and as such, a Zoning By-Law Amendment is required.

Figure 11 – The subject lands identified on the City of London’s interactive zoning map (excerpt)



The “Open Space (OS1)” zone is requested to be applied to the subject lands to permit the maintenance building accessory to the operation of the golf course. The OS1 zone is an implementing zone of the “Green Space” place type and is appropriate to apply to the lands to fulfill the planned function of the lands as set out in The London Plan.

This is a technical amendment as the subject lands are a part of the assessment parcel owned by the golf course; however, was not previously zoned as such. This Zoning By-law Amendment simply seeks to bring the subject lands into the same zone as the rest of Highland. All provisions and regulations have been calculated based on the larger assessment parcel, not just the subject lands.

Due to the nature of the proposed use, the City has requested a D-6 Analysis be prepared to confirm compatibility of the proposed use in relation to the surrounding, mor sensitive, land uses. This analysis is provided in Section 9.4 of this report.

Table 1 provides a breakdown of the regulations for the “OS1” zone regulations in comparison to the provided regulation on the conceptual site plan. No special provisions are required based on this notion as the proposed building is accessory to the golf course operation.

Table 1 – Zoning Statistics

	OS1 Regulations	Proposed Regulations
Lot Area (min.)	4000 m ²	546,694.8m ²
Lot Frontage (min.)	15.0 m	5.4 m (existing)
Front Yard Setback (min.)	8.0 m	24.4 m
Interior Side Yard Setback (min.)	6.0 m	8.9 m
Interior Side Yard Setback (min.)	6.0 m	12.7 m
Exterior Side Yard Setback (min.)	N/A	N/A
Rear Yard Setback (min.)	7.0 m	33.0 m
Building Height (max.)	12.0 m	7.62 m
Lot Coverage (max.)	10 %	0.31 %
Landscaped Open Space (min.)	20 %	>20 %
Parking (Maintenance Shop Only)	13	17

As noted above, the proposed Zoning By-law Amendment application seeks to re-zone the subject lands to an “Open Space 1 (OS1)” zone. As discussed in the section above, this zone is appropriate for the subject lands.

9.0 ADDITIONAL CONSIDERATIONS

9.1 Stage 1 & 2 Archaeological Assessment

The Archaeological Assessment (January 2024) completed by Lincoln Environmental Consulting provides an examination of the subject lands for cultural heritage resources. Ultimate the assessment did not identify any archaeological resources and no further study is recommended.

9.2 Tree Preservation Plan

The tree inventory, prepared by York Urnaist, captured 15 clusters if trees. Trees were identified within the subject site, and within 3 meters of the legal property boundary. No species classified as endangered or threatened were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic.

Some trees have been recommended for removal due to direct conflict with the proposed development or poor condition. Trees to be preserved may be affected by the construction

process, or by the construction itself. The recommendations provided in the Tree Preservation Plan will be taken to ensure the health of the preserved trees. Please see the submitted Tree Inventory for further detail.

9.3 Servicing

MTE Consultants has prepared a Servicing Options Brief which outlines two servicing options for the proposed maintenance building. Both options from the brief are quoted below:

Option 1

“A 150mmØ watermain, a 100mmØ sanitary service and a 150mmØ storm service through the access to Commissioners Road East between MN 215 and MN 233. Water service would be offset from the storm and sanitary services in its own trench and storm and sanitary sewer would be located in a combined trench. A private hydrant is proposed north of the proposed building and the 150mmØ watermain would be capped with a 50mmØ PEX service for the proposed building...”

Option 2

“A 100mmØ sanitary service and 150mmØ storm service through the access to Commissioners Road East between 215 Commissioners Road East and 233 Commissioners Road East in a combined trench is proposed, similar to Option 1. It is proposed to remove 87m of the existing water service in the 205 Commissioners Road East access driveway (from Commissioners watermain south to the first bend, near the existing house) and be replaced with a 150mmØ watermain. The existing 205 Commissioners Road East water service would be connected to the new 150mmØ watermain. A private hydrant would be installed north of the proposed building and the 150mmØ watermain would be capped with a 50mmØ PEX service connection for the proposed building...”

Both servicing options are illustrated in the submitted Servicing Options Brief.

9.4 D-6 Analysis

In order to facilitate compatible land uses and appropriate land use in proximity to industrial facilities, the D-6 Industrial Land Use Compatibility Guidelines have been created. These guidelines provide suggested setbacks between different classes of industrial facilities and sensitive land uses.

Overview of D-6 Guidelines

The stated objectives of the D-6 guidelines are to “...*prevent or minimize the encroachment of sensitive land use upon industrial land use and vice versa...*”. The encroachment effects include odor, noise, and vibration.

The guidelines are intended to assist in this planning process as a new land use is proposed within the potential influence area of existing sensitive uses (residential).

In order to protect both the proposed industrial use and existing sensitive uses, the guidelines provide suggested minimum separation distances for each class of industrial classification:

Class I: potential zone of influence **70m**; minimum suggested setback **20m**

Class II: potential zone of influence **300m**; minimum suggested setback **70m**

Class III: potential zone of influence **1000m**; minimum suggested setback **300m**

Setbacks are typically measured from lot line to lot line.

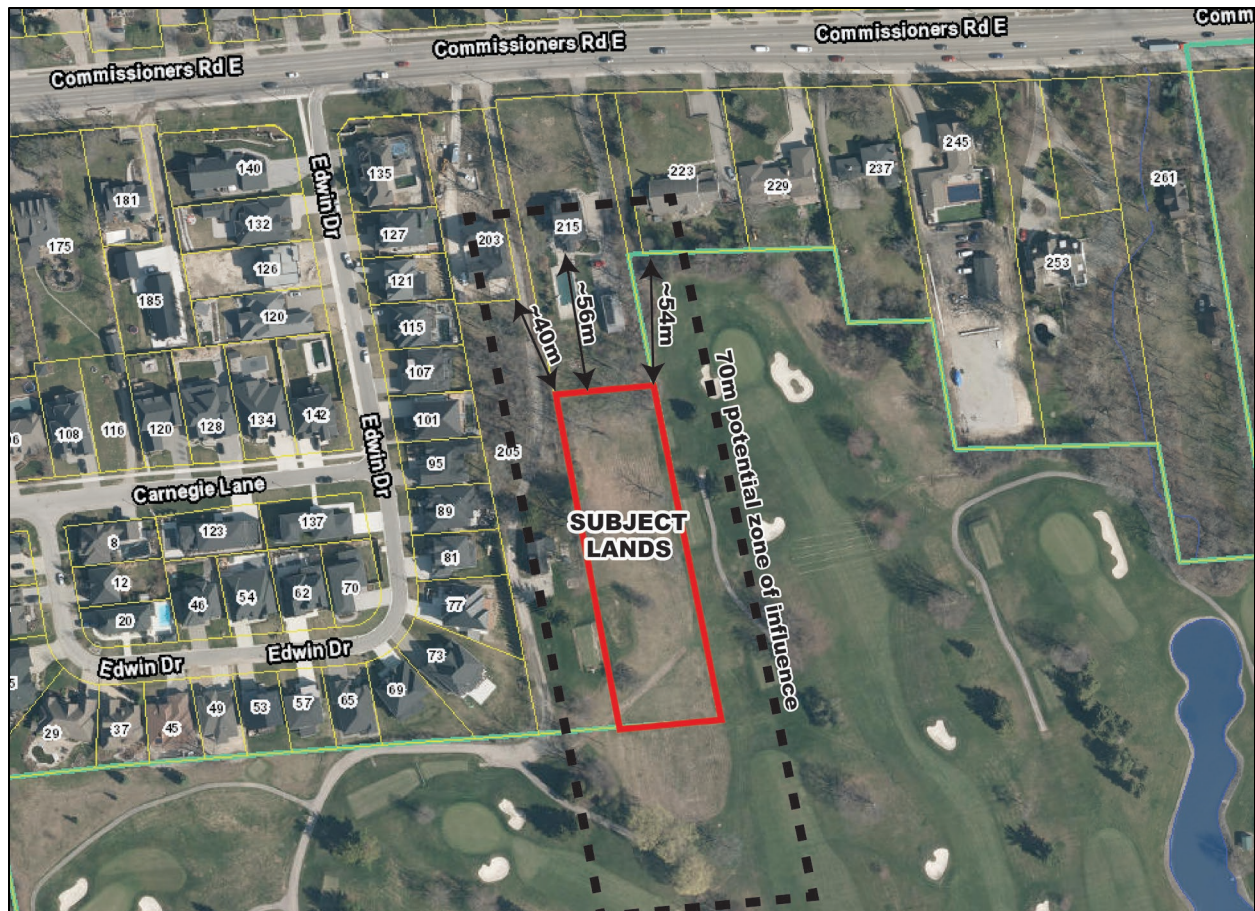
Due to the variations in industrial facilities, classifying each industrial facility into one of the three classes can be difficult and prove to be inaccurate. Each industrial facility may have characteristics that span different classes, such as having outdoor storage (Class II and Class III) but is small scale and only has daytime operations (Class I). As such, not all facilities will have accurate suggested setback distances, and judgement should be made on a site-by-site basis.

The proposed maintenance shop, for the purpose of this report, is considered a Class I facility as it is a place of business for a small-scale, self-contained building which stores equipment and has low probability of fugitive emissions. Outputs are infrequent and there are daytime operations only. The machines being used on a semi-regular basis include large mowers, tractors, loaders, delivery trucks for landscape materials and handheld gardening and maintenance equipment such as leaf blowers and weed eaters.

Based on the Class I proposed industrial maintenance shop, the subject lands would have a potential zone of influence of 70m, this is shown on Figure 11 on next page (black dashed line). Based on this influence area, there are 4 residences with potential impacts. The following residences are included:

1. 205 Commissioners Road
2. 203 Commissioners Road
3. 215 Commissioners Road
4. 223 Commissioners Road

Figure 11 – D6 Zone of Potential Influence



The dwelling at 205 Commissioners Road is owned by the superintendent of the Golf Course, who is operating the maintenance shop, there are no concerns with the location of this dwelling within the influence area.

The lot lines of the properties at 203 and 223 Commissioners Road are setback at a distance of 40m and 54m respectively from the lot line of the subject lands. This is greater than the minimum setback requested through the D-6 guidelines. The noise outputs as a result of the maintenance shop operation is not anticipated to go beyond the property limits of the subject lands and outputs are during the day and infrequent around the proposed maintenance shop as it is used for equipment storage.

The property line of 215 Commissioners Road East abuts the subject lands. The setback distance between the dwelling and the property boundary of the subject lands is 56m and the setback between the proposed maintenance shop and the dwelling on 215 Commissioners Road is approximately 80m. This setback also includes parking and landscaping to screen the proposed

shop from the existing dwelling. Based on this setback and the mitigation measures, there is minimal noise and odour anticipated from the machines being used on the golf course.

Based on the above, the proposed development can be compatible with the abutting residential dwellings with the implementation of landscaping shown on the provided conceptual site plan. The proposed maintenance shop use can be considered an appropriate use for the subject lands and will not limit or generate incompatibility with the abutting properties.

10.0 CONCLUSION

The subject lands are well located and have the space to support the proposed maintenance shop in a manner which is sensitive to the surrounding neighbourhood, and the proposed site design is responsive to abutting and adjacent land uses. Buffering measures, including fencing and landscaping, will be refined through the Site Plan Approval process. The built form of the proposed development is appropriate for the subject lands and is compatible with existing and planned uses abutting the lands. The proposed maintenance shop will provide a necessary and supportive use for the continued operation of the golf course lands.

Based on the above, and as detailed throughout this Planning and Design Report, the proposed Zoning By-Law Amendment is consistent with the 2020 Provincial Policy Statement and the purpose and intent of The London Plan. All supporting documentation supports the development as proposed. The proposed maintenance building is appropriate and desirable for the subject lands and represents good land use planning.