

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Victor Anastasiadis (c/o Zelinka Priamo Ltd.)
566, 568, 572 and 578 Colborne Street
File Number: Z-9775, Ward 13
Public Participation Meeting

Date: October 22, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Victor Anastasiadis (c/o Zelinka Priamo Ltd.) relating to the property located at 566, 568, 572 and 578 Colborne Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting November 26, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R3/Residential R11 (R3-2/R11) Zone **TO** a holding Residential R5 Special Provision (h-18*R5-7(_)) Zone;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- ii) The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies.
- iii) The recommended amendment would permit an appropriate form of infill development at an intensity that is appropriate for the site and surrounding neighbourhood

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3/Residential R11 (R3-2/R11) Zone to a Residential R5 Special Provision (R5-7(_)) Zone.

Purpose and the Effect of Recommended Action

The recommended action would permit the addition of two (2), 3-storey stacked townhouse buildings to the rear of the existing buildings at 572 and 578 Colborne Street, containing two (2) and six (6) units respectively. The recommended action would also permit the conversion of the existing lodging houses to three (3) units, an increase of two (2) units per building. The result would be an increase of **12 residential units** between the two buildings, in addition to the existing duplexes at 566 and 568 Colborne Street, for a total of 18 units on site.

Staff are recommending a holding provision that will ensure the development will not occur until such time as the City is in receipt of the Ministry of Citizenship and Multiculturalism's (MCM) compliance review letter for the Stage 1-2 Archaeological Assessment.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Strategic Plan Area of Focus: Economic Growth, Culture, and Prosperity** by increasing residential occupancy and livability in the Core Area.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Planning History

A.054/17 – Variance application to permit a fourplex dwelling. The applicant was seeking to permit zero parking spaces whereas 4 are required. The Committee of Adjustment granted the request on May 1, 2017.

1.3 Property Description and Location

The subject lands are located on the east side of Colborne Street, between Central Avenue and Waverly Place, in the Central London Planning District. The subject lands are rectangular in shape and have combined area of approximately 2,011 square metres, approximately 45 metres of frontage along Colborne Street, and a lot depth of approximately 45 metres. The lands are currently occupied by four (4) existing buildings, including two (2) lodging houses (572 & 578 Colborne Street) and two (2) duplexes (566 & 568 Colborne Street).

Site Statistics:

- Current Land Use: Residential
- Frontage: 45 metres
- Depth: 45 metres
- Area: 0.20 hectares
- Shape: Regular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Residential
- East: Residential
- South: Residential
- West: Residential

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type fronting a Neighbourhood Connector
 - Existing Zoning: Residential R3/Residential R11 (R3-2/R11) Zone



Figure 1- Aerial Photo of 566, 568, 572, 578 Colborne Street and surrounding lands.



Figure 2 - Streetview of 566, 568, 572, 578 Colborne Street (view looking east on Colborne Street)

2.0 Discussion and Considerations

2.1 Development Proposal

The subject lands are to be intensified with the addition of two (2), 3-storey stacked townhouse buildings attached to the rear of the existing lodging houses (572 and 578 Colborne Street). The lodging houses themselves are each proposed to be converted from one unit to 3 units. No changes are proposed to the duplex buildings at 566 and 568 Colborne Street, but the rear of all properties will support a common parking area. The lands currently consist of three separate parcels which are proposed to be consolidated.

Notably, there will be no meaningful change to how each of the buildings look from Colborne Street as the additions are proposed to only the rear of the two existing buildings.

The proposed development includes the following features:

- Land use: Residential
- Form: two (2) stacked townhouses, two (2) converted 3-unit dwellings, two (2) duplexes.
- Height: 3 storeys (11.5 metres)
- Residential units: 18
- Density: 78 units per hectare
- Building coverage: 36%
- Parking spaces: 9 surface spaces
- Bicycle parking spaces: 0 proposed
- Landscape open space: 37%
- Functional amenity space: 170 square metres

Additional information on the development proposal is provided in Appendix “B”.

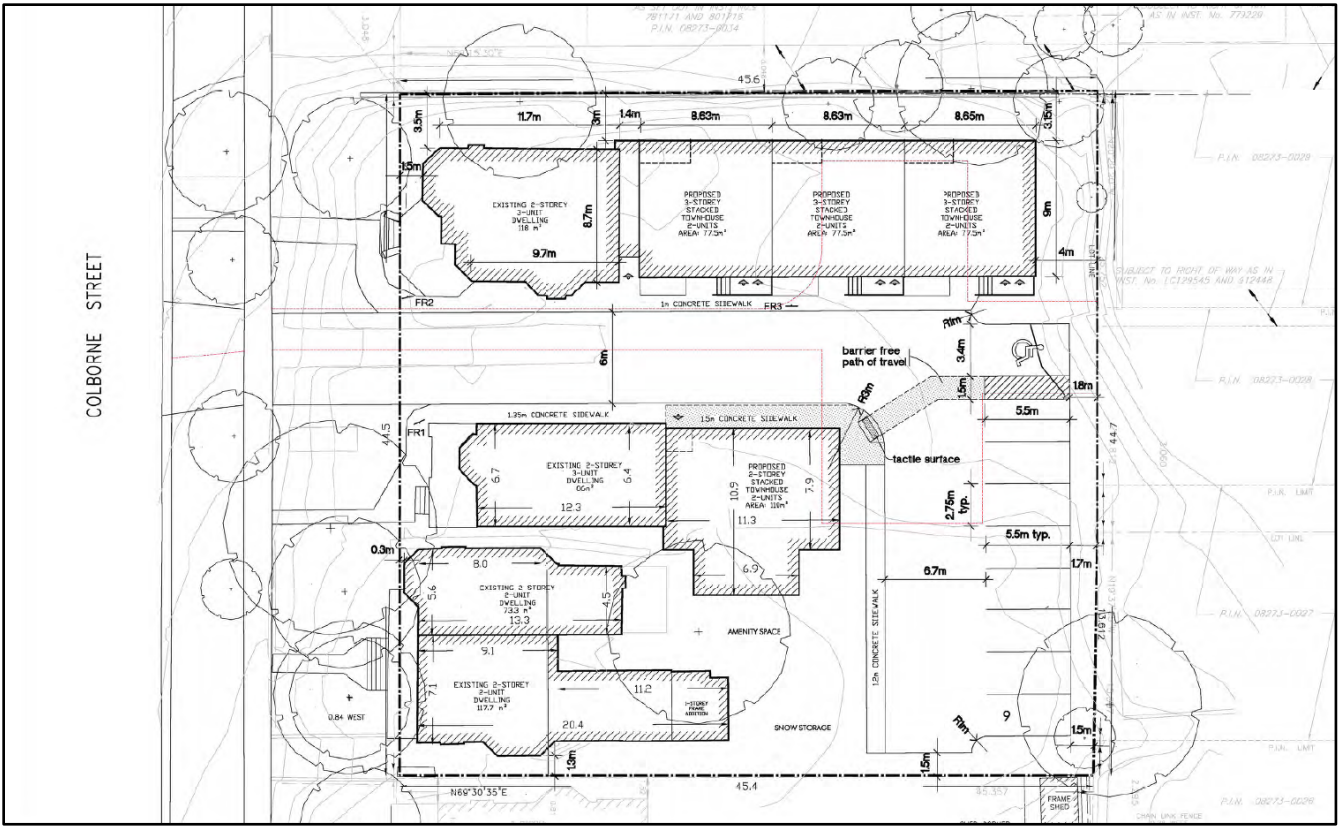


Figure 3 - Conceptual Site Plan (Received July 15, 2024)





Figure 5 – Elevations of proposed extension of 578 Colborne Street.

Additional plans and drawings of the development proposal are provided in Appendix “C”.

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from Residential R3/Residential R11 (R3-2/R11) Zone to a Residential R5 Special Provision (R5-7(_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R5-7(_))	Required	Proposed
Front Yard Setback (min)	6.0 metres	0.3 metres (as existing)
Rear Yard Setback (min)	6.0 metres	4.0 metres
Permitted Uses	Cluster Stacked Townhouses	Converted Dwellings, Duplex Dwellings
South Interior Side Yard Setback (min)	6.0 metres	1.3 metres (as existing)
Density (min)	60 Units Per Hectare	80 Units Per Hectare
North Interior Side Yard Setback (min)	6.0 metres, including walls to windows to habitable rooms	3.0 metres, including walls to windows to habitable rooms

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Ministry Letter, Archaeological Assessment.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On August 30, 2024, Notice of Application was sent to 276 property owners and residents in the surrounding area. Notice of Application was also published in the *Public*

Notices and Bidding Opportunities section of *The Londoner* on September 5, 2024. A “Planning Application” sign was also placed on the site.

There were zero responses received during the public consultation period.

2.5 Policy Context

The Planning Act and the Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

Both properties are Heritage Designated Properties under Part V of the *Ontario Heritage Act* as part of the *West Woodfield Heritage Conservation District*. The PPS directs that protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. (4.6.1). The existing buildings are proposed to be retained, with the additions located at the rear to maintain character. Further, planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. (4.6.3).

The applicant submitted a Heritage Impact Assessment (HIA) as part of the complete application. Heritage staff have reviewed and agree with the research and conclusions of the Heritage Impact Assessment.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff’s opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of 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.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed residential use is supported by the policies of the PPS 2024. The site is located within the Neighbourhoods Place Types of The London Plan with frontage on a Neighbourhood Connector (Colborne Street), in accordance with Map 1 – Place Types and Map 3 – Street Classifications.

Table 10 – Range of Permitted Uses provides the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type by street classification (TLP 921_). At this location, Table 10 permits a range of low-rise residential uses including: single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses, additional residential units, home occupations, and group homes. Within the Central London Planning District, additional uses are permitted including fourplexes, stacked townhouses and low-rise apartments. Staff is satisfied that the proposed stacked townhouse, duplex and converted dwelling uses are appropriate for the subject lands.

4.2 Intensity

The proposed residential intensity is consistent with the policies of the PPS 2024 that encourage all types of residential intensification, including redevelopment which results in a net increase in residential uses (2.2.1.2), compact form (2.4.1.3.c), and an appropriate mix of housing options and densities (2.3.1.3). The proposed 3-storey intensity is in conformity with the Neighbourhoods Place Type in The London Plan, as established in Table 11 – Range of Permitted Heights and the height increase is not a factor on the aesthetic of the existing heritage dwelling. Servicing is available for the proposed number of units and no concerns were raised regarding traffic, noise, parking or other negative impacts.

The specific policies for the Woodfield Neighbourhood provide for infill and intensification only where such development is clearly compatible with the character, scale and intensity of the low-rise residential neighbourhood in this area (TLP 1036_). Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. In this instance, the increase in density on the subject lands is compatible with the existing context of the neighbourhood, being that the subject lands are near the Central Avenue and Colborne Street intersection, which allows for greater intensification. The consolidated parcel allows for more comprehensive development and staff are satisfied no special provisions based on maximum floor area ratio, maximum dwelling size and on-site parking limitations are required to protect the site from over-intensification. Staff are therefore satisfied the recommended amendments are in conformity with the Woodfield Neighbourhood policies.

The subject lands are also located within a Near-Campus Neighbourhood which is subject to specific policies regarding intensification and increases in residential intensity in the Neighbourhoods Place Type. The following criteria apply when considering residential intensification within Near-Campus Neighbourhoods, in accordance with policy 968_:

1. The proposed development is in conformity with the vision and planning goals for Near-Campus Neighbourhoods.
2. The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.
3. The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.
4. The development conforms to any relevant Specific Policies of this chapter.
5. The development provides for an adequate amenity area that is appropriately shaped, configured, and located.
6. Mitigation measures are incorporated into the proposed building(s) and site

design which ensure that the amenity of surrounding residential land uses is not negatively impacted.

7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.
8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.

Staff are satisfied that the use and associated residential intensification is appropriate for the subject lands. The proposed additions would allow for a moderate increase in intensity, from a total of 6 units spread out between 3 parcels to 18 units total for one consolidated parcel, without detracting from the character of the existing neighbourhood. Staff are therefore satisfied that recommended amendment and proposed development are in conformity with the Near-Campus Neighbourhoods policies of The London Plan.

The *West Woodfield Heritage Conservation District Plan* includes policies regarding land use and development patterns, including maintaining the residential amenity and human scale by ensuring that the low-density residential land use character remains dominant (4.1(a)). Where intensification is proposed, the policies within the plan promote adaptive reuse of the existing heritage building (4.1(d)). The recommended amendments facilitate the preservation and re-use of the existing heritage buildings, which are currently vacant and have fallen into disrepair. Further, the existing streetscape along Colborne Street is maintained by locating the proposed additions at the rear of the existing buildings.

4.3 Form

The proposed built form is supported by the policies of the PPS 2024 and is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating an appropriate form and scale of residential intensification that is compatible with the existing neighbourhood character (TLP 953_2). The proposed rear additions are sensitive to the heritage buildings both on site and within the context of the broader West Woodfield Heritage Conservation District. One of the goals of the West Woodfield Heritage Conservation District Plan is to maintain the low-density residential character of the district as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses (3.1). The recommended amendments provide for rear additions to facilitate a total of 8 units, while converting the existing lodging houses that front the street into 3-unit converted dwellings. The two duplexes located at 566 and 568 Colborne Street will be unchanged, but the rear of all properties will be amalgamated to provide parking for the proposed additional units in the rear of the property. The Plan also guides infill development to be compatible with the heritage character and pedestrian scale of the District, and ensuring additions are subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street (3.1 and 4.2.1(c)).

The rear additions provide an opportunity for infill development that is compatible with the heritage character. The additions match the height of the existing buildings and will not detract from the pedestrian scale along Colborne Street. No significant modifications to the front facades of the existing buildings along Colborne Street are proposed, which will ensure the existing streetscape and pedestrian scale is maintained.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3/Residential R11 (R3-2/R11) Zone to a holding Residential R5 Special Provision (h-18*R5-7(_)). Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2024, conforms to The London Plan and will permit three storey rear additions to the existing buildings, and

conversions of the existing buildings, to increase the number of units on site from six (6) to 18.

Prepared by: Brent House
Planner, Site Plans

Reviewed by: Catherine Maton, MCIP, RPP
Manager, Planning and Development

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Copy:

Britt O'Hagan, Division Manager, Planning and Development

Mike Corby, Manager, Site Plans

Brent Lambert, Manager, Development Engineering

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 566,
568, 572 & 578 Colborne Street

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 566, 568, 572, 578 Colborne Street, as shown on the attached map **FROM** a Residential R3/Residential R11 (R3-2/R11) Zone **TO** a holding Residential R5 (h-18*R5-7(□)) Zone.

2. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-7(□) 566, 568, 572, 578 Colborne Street

a. Permitted Uses:

1. Converted Dwellings
2. Duplex Dwellings

b. Regulations

1. Front Yard Setback (minimum) – 0.3 metres (as existing on the date of passing this by-law).
2. Rear Yard Setback (minimum) – 4.0 metres, including walls with windows to habitable rooms.
3. South Interior Side Yard Setback (minimum) – 1.3 metres (as existing on the date of passing this by-law).
4. North Interior Side Yard Setback (minimum) – 3.0 metres, including walls with windows to habitable rooms.
5. Density (maximum) – 80 Units Per Hectare.

3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

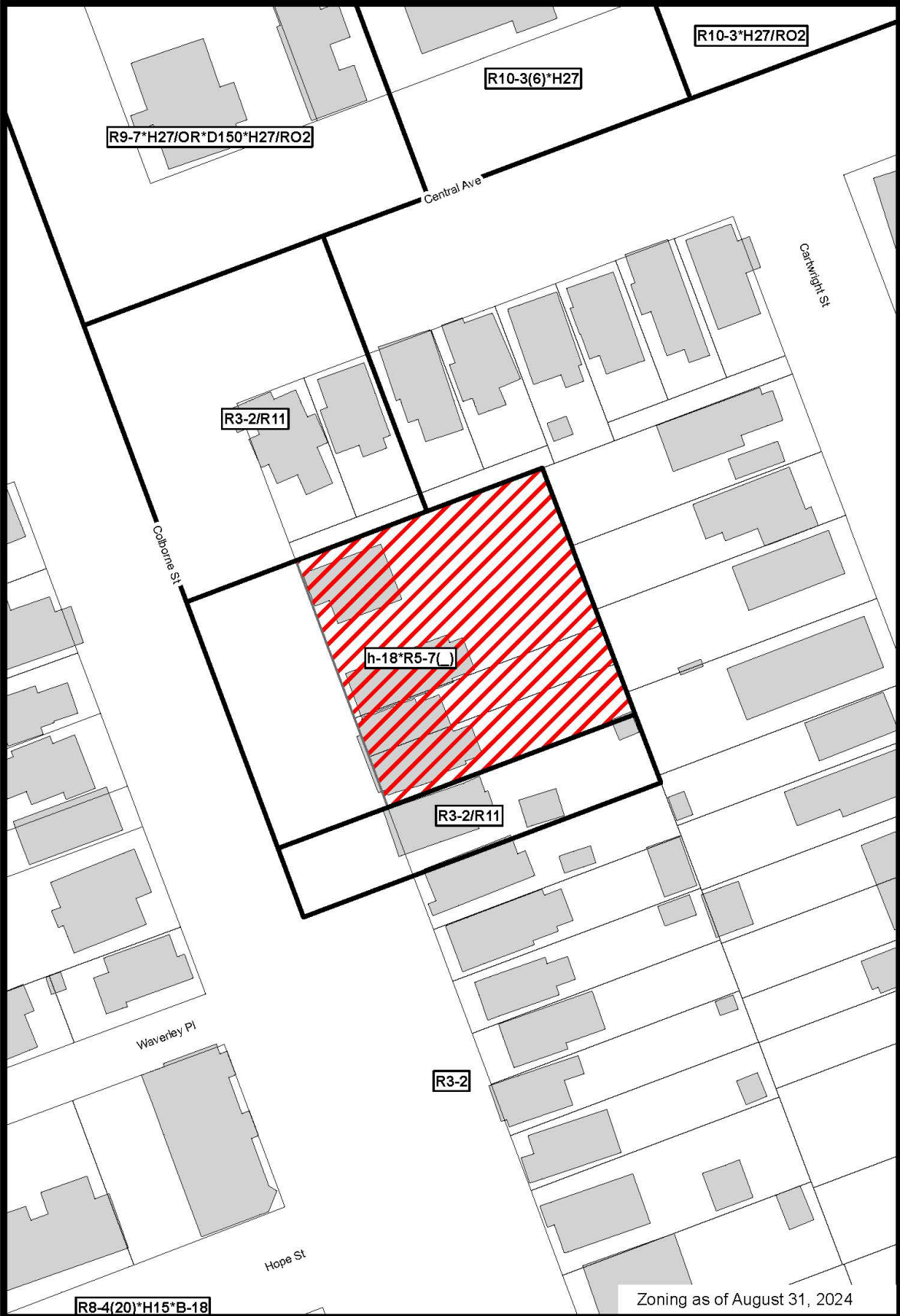
PASSED in Open Council on November 5, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – November 5, 2024
Second Reading – November 5, 2024
Third Reading – November 5, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9775
Planner: BH
Date Prepared: 2024/09/18
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	45 metres
Depth	45 metres
Area	0.20 hectares
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Residential
East	Residential
South	Residential
West	Residential

Proximity to Nearest Amenities

Major Intersection	Colborne Street/Central Avenue, ~51.9 metres
Dedicated cycling infrastructure	Colborne Street, ~19.6 metres
London Transit stop	Colborne at Central SB - #433, ~37.8 metres
Public open space	Victoria Park, ~525 metres
Commercial area/use	Oxbury Centre, ~3,800 metres
Food store	Food basics, ~3,800 metres
Community/recreation amenity	Carling Heights Community Centre, ~1,000 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting a Neighbourhood Connector (Colborne Street)
Current Special Policies	Woodfield Neighbourhood
Current Zoning	Residential R3/Residential R11 (R3-2/R11) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Residential R5 Special Provision (R5-7()) Zone

Requested Special Provisions

Regulation (R5-7())	Required	Proposed
Front Yard Setback (min)	6.0 metres	0.3 metres (as existing)
Permitted Uses	Cluster Stacked Townhouses	Converted Dwellings, Duplex Dwellings
South Interior Side Yard Setback (min)	6.0 metres	1.3 metres (as existing)
Density (min)	60 Units Per Hectare	80 Units Per Hectare
North Interior Side Yard Setback (min)	6.0 metres, including walls to windows to habitable rooms	3.0 metres, including walls to windows to habitable rooms

C. Development Proposal Summary

1.1 Development Overview

The subject lands are to be intensified with the addition of two (2), 3-storey stacked townhouse buildings that are extensions of the existing lodging houses (572 and 578 Colborne Street). The lodging houses themselves are to be converted into 3-unit dwellings. There are no proposed changes to the attached duplex buildings (566 and 568 Colborne Street), but the rear of all properties will support a common parking area. While the lands currently comprise 3 properties, it is intended that they will be consolidated as a single parcel upon development.

Notably, there will be no meaningful change to how each of the buildings look from Colborne Street as the additions are proposed to only the rear of the two existing buildings.

Proposal Statistics

Land use	Residential
Form	Two (2) stacked townhouses, two (2) 3-unit converted dwellings, two (2) duplexes
Height	3 Storeys (11.5 metres)
Residential units	18
Density	80 UPH
Building coverage	36%
Landscape open space	37%
Functional amenity space	~170 Metres ²
New use being added to the local community	Yes

Mobility

Parking spaces	9 above ground spaces
Vehicle parking ratio	0.5 Spaces per unit
New electric vehicles charging stations	Not included
Secured bike parking spaces	Not included
Secured bike parking ratio	N/A
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environment

Tree removals	16
Tree plantings	Not included
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	NA
Existing structures repurposed or reused	Yes
Green building features	Unknown

Appendix C – Additional Plans and Drawings



Figure 6 – 572 Colborne Street North and South Elevations



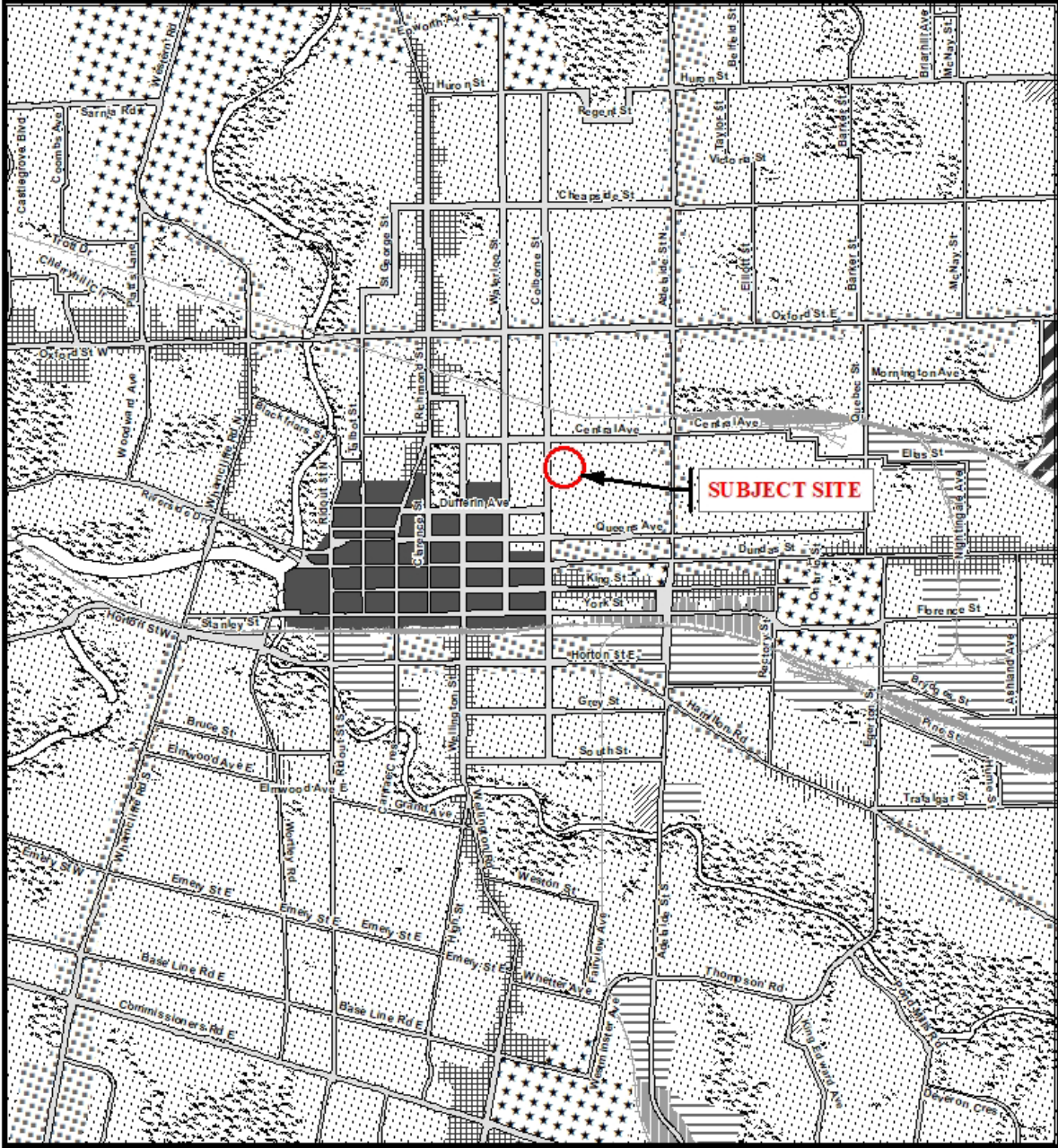
Figure 7 – 572 & 578 Colborne Street East and West Elevations



Figure 8 – Massing Model of proposed additions to 572 & 578 Colborne Street.



Figure 9 – Perspective View of proposed addition at 578 Colborne Street

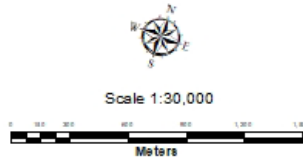


Legend

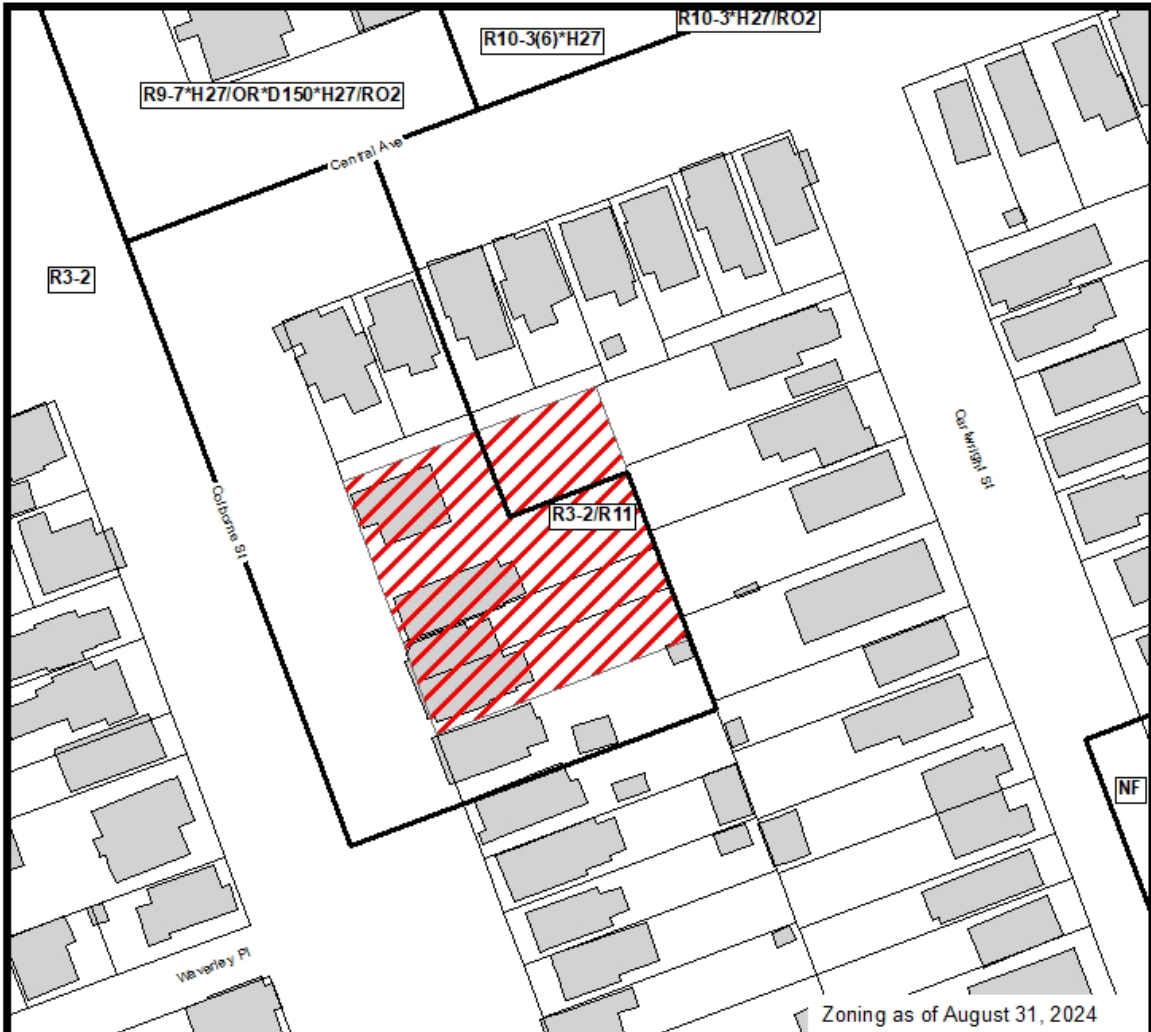
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development



File Number: Z-9775
Planner: BH
Technician: JI
Date: 2024/09/18



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-2/R11

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9775

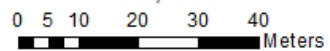
BH

MAP PREPARED:

2024/09/18

JJ

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Appendix D – Internal and Agency Comments

Heritage – Received September 5, 2024

The properties at 566-578 Colborne Street are designated pursuant to Part V of the Ontario Heritage Act, as they are included within the West Woodfield Heritage Conservation District. In addition, the properties are identified as having archaeological potential on the City's Archaeological Management Plan.

Heritage staff have received and reviewed the following reports submitted as a part of Z-9775:

- Zelinka Priamo Ltd., Heritage Impact Assessment – 566-578 Colborne Street, July 12, 2024
- Lincoln Environmental Consulting Corp., Stage 1-2 Archaeological Assessment of 572 Colborne Street, London, Ontario (P1289-0451-2023) August 21, 2024

Heritage Impact Assessment

Heritage staff have reviewed and agree with the research and conclusions of the Heritage Impact Assessment. Staff are in agreement that the proposed development helps to “demonstrate that demand for new housing can be accommodated while remaining sensitive to important heritage assets.” Heritage staff are in agreement with the recommendations included within Section 6 of the HIA which include:

- “During the detailed design stage, it is recommended that material details and architectural features be used to further differentiate the proposed additions from the existing heritage buildings. For example, the transition from old to new brick could be interrupted by a “reveal”, or a recess dividing two parts. This element could be a stone or concrete seam, or a groove in the masonry veneer. Similar treatment should be applied at the foundation or building base, and at the roof if possible.”
- “For the rear extension to 578 Colborne Street, it is recommended that the portions of the building not finished in red brick (at and above unit entrances) be simplified with less interruptions and geometric complexity at the cornice line, and few mullions on the glazed façade. Spandrel panels could be replaced with glass or brick if possible. The height and geometric complexity of these sections may make them more visually prominent from Colborne Street.”

Archaeological Assessment

Heritage staff have received and reviewed the archaeological assessment and note the findings of the report: “No archaeological resources were identified during the Stage 2 archaeological assessment and as such no further archaeological assessment of the study area is recommended.” Please note, the City requires the Ministry's review letter confirming acceptance of the report into the Ontario Public Register of Archaeological Reports before the property can be cleared of its archaeological potential.

Additional Comments

Heritage staff are supportive of the application which seeks to retain the existing heritage buildings and intensify the properties through rear additions to the properties. Heritage have the following recommendations:

- The mitigation recommendations identified in Section 6 of the Heritage Impact Assessment should be implemented. Staff will be seeking implementation of these recommendations during the Site Plan process for this development;
- Heritage Alteration Permit approval will be required for the construction of the new rear additions, and any alterations to the exteriors of the existing buildings. HAP approval should be obtained during the Site Plan process;
- The h-18 holding provision should be applied to the property until such time that the Ministry has accepted the Stage 1-2 Archaeological Assessment.

Ecology – Received September 9, 2024

Major Issues Identified

- None

Matters for OPA/ZBA

- None

Matters for Site Plan

- None

Ecology – Complete Application Requirements

- None

Notes

- Avoid tree removal within the active bat roosting period (April 30 – September 1) to reduce potential interactions with Endangered bat species, to avoid contravention of the Endangered Species Act.
- Avoid vegetation removal within the active breeding bird period (April 1 – August 30) to avoid disturbing nesting birds and contravening the Migratory Bird Convention Act.

Engineering – Received September 10, 2024

Engineering has no concerns and support the rezoning to this site. However, the following with regards to the reports are to be addressed at the future site plan application Stage.

Stormwater

1. The submitted pre-development Tc appears to be incorrect. Figure 5.3 shall be used to establish the time of concentration for any site uses other than single family residential. (Please note, if the c-value is outside of the range of the curve on Figure 5.3, i.e. 0.39 or lower, a Tc of 23 minutes should be used.) The Consultant is to review and resubmit the SWM calculations for further review.
2. The Consultant is to update any stormwater servicing elements (storage, orifice control, etc.) within the strategy which may occur as a result of the updated calculations.
3. The post development calculation sheet contains typos where it identified all findings to be pre-development. The reports and drawings submitted should be thoroughly reviewed by the consulting engineer for errors.

Water

4. As indicated within the Planning and Design Report, the lands shall be consolidated as a single parcel upon development. As the City of London permits one water service pipe from the municipal watermain to the property line, the site shall service the proposed townhouse development utilizing a single connection to the municipal distribution system. The multiple connections proposed within the Servicing Brief are not permitted by Water Engineering.
5. The Owner's Engineer shall ensure that the existing water services to the structures are decommissioned to City Standards. Additionally, ensure that the decommissioned services are noted on the civil drawings for the proposed development.
6. Water servicing to the units shall be internal to the site. Direct connection to the municipal watermain on Colborne Street is not permitted.
7. Water servicing to the townhouse development shall be to City Standard 7.9.4.
8. A water servicing report will be required, with hydraulic modelling results addressing residential water demands, water quality, fire flows and resulting pressures.

Matters for Site Plan

- Please note that all engineering related comments provided during SPC 24-006, and 21-day review are still Applicable. However, As indicated within the Planning and Design Report, the lands shall be consolidated as a single parcel upon development, Water engineering direction is the site shall service the proposed townhouse development utilizing a single connection to the municipal distribution system. **The multiple connections proposed within the Servicing Brief are not permitted by Water Engineering.**

UTRCA – Received September 3, 2024

- The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

Urban Design – Received September 4, 2024

Urban Design is generally supportive of the proposed form of development and has **no zoning related comments**.

Matters for Site Plan

Provide adequate buffering and screening (e.g., landscaping, board on board fencing etc.) to avoid noise and privacy issues and headlights shining into the units that are facing the driveway and the parking area to the north. TLP 235

Parks Planning – Received September 9, 2024

1. Major Issues
 - None.
2. Matters for OPA/ZBA
 - None.
3. Matters for Site Plan
 - Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

Landscape Architecture – Received September 9, 2024

The Development and Planning Landscape Architect has reviewed the Tree Preservation Report for 566-578 Colborne Street prepared for Anast Holdings by MTE Consultants Inc. No issues were identified in the format of the report.

4. Major Issues
 - No potential grounds for refusal, or issues that could require significant changes to the proposal.
5. Matters for Site Plan
 - One boundary tree was identified, #8, in the tree preservation plan, consent to injure or remove boundary trees is a requirement of Site Plan approval. A recommendation for approval will be forwarded for Site Plan Review. . If consent cannot be obtained from co-owner, then a non-disturbance setback will need to be established at the tree's critical root zone limit as determined by dbh,. 10m
 - A recommendation for proof of payment for the coordinated removal of city trees will be forwarded for Site Plan review for the removal of three CoL trees #27, 28 and 32. Proof of payment issued by Forestry Operations requirement of Site Plan approval.
 - Replacement trees to be recommendation to Site Plan Review based on total dbh removed. 446cm dbh is proposed for removal, in accordance with LP Policy 399, 45 replacement trees are required. However, the city is in the process of developing a bylaw to implement Policy 399, so the follow ratio will be applied: 1 replacement tree for a trunk diameter of 50.99 cm, 2 replacement trees for a trunk diameter between 51cm and 60cm, and 1 additional replacement tree for every 10cm of trunk diameter thereafter to a maximum of 11 replacement trees. To this end 11 replacement trees would

be required. Tree planting required as part of the planning and development approvals process may be counted as replacement trees as required by these policies. Where there is insufficient space on the same Site to plant all the number of Replacement Trees, a cash-in-lieu fee will be charge calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree

Site Plan – Received September 9, 2024

Major Issues:

- None.

Matters for OPA/ZBA:

- Special Provisions required for Front Yard Depth, Interior Yard Depth, and Density.
- Demonstrate that all properties are merged on title, via an opinion from your lawyer. Should they not be merged, additional considerations for special provisions are required. In addition, easements for the part lots 566 & 568 Colborne St may be required.

Matters for Site Plan:

- Provide 1.5m pedestrian walkways on both sides of the drive-aisle for the new areas of development (Site Plan Control By-law Table 7.1).
- Show barrier free signage and details (Site Plan Control By-law, Figure 7.3).
- Show fire route signage and details (Site Plan Control By-law, Figure 6.4).
- Separate snow storage and amenity space (Site Plan Control By-law, Section 1.5).
- Continue to provide 1.5m between parking areas and property lines.
- Specify the waste collection method, screening, storage location and collection point (Site Plan Control By-law), 10.2.

London Hydro – Received September 3, 2024

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Appendix E – Public Engagement

On August 30, 2024, Notice of Application was sent to 276 property owners and residents in the surrounding area. Notice of Application was also published in the Public Notices and Bidding Opportunities section of The Londoner on September 5, 2024. A “Planning Application” sign was also placed on the site.

There were zero responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.