



Planning Justification Report
1467 Wharncliffe Road South

July 17, 2023

Prepared for:

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1 Introduction

On behalf of our client Bilal Budair, this Planning Justification Report has been prepared in accordance with The London Plan, as well as secondary planning policies in the relevant Southwest Area Plan (SWAP). Policies outlined in these documents are used in support of an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and all additional requested special provisions identified in this report. It provides the background, overview and a development proposal concept for the site located on 1467 Wharncliffe Road South, in London, ON (Subject Lands). The regional context for the Subject Land's location is outlined in Figure 1 Location of Subject Property. The preliminary development concept plan has been included with this proposal, as shown in (Appendix A).

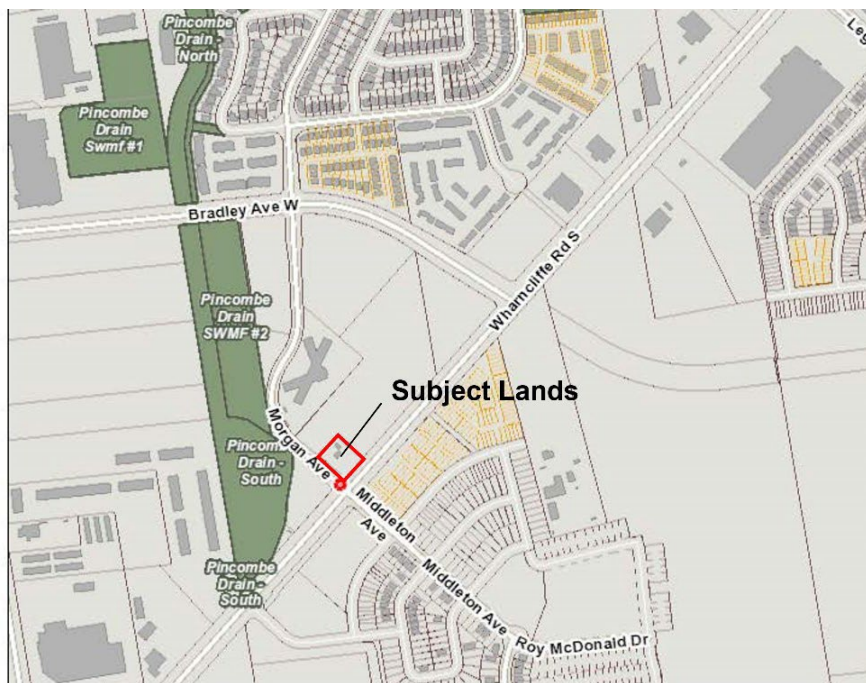


Figure 1: Location of Subject Lands

The primary objective of this report is to outline the proponent's specific requests while providing a rationale for the proposed development. Also included in this report, is a review and analysis of relevant land use policies as they pertain to density and height regulations, land use designations, and site plan controls. This Planning Justification Report provides our professional planning opinions and is a supplement to the comprehensive application package being submitted. While it serves to set the framework for the proposed development as illustrated in the concept plan, it should be noted that the development presented may be refined throughout the development process.



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2 Site Context

2.1 Description of Subject Lands

The Subject Lands, owned by Nabataeans Homes, are a 0.264-hectare parcel of land with approximately 46m of frontage along Wharncliffe Road. It is situated at 1467 Wharncliffe Road South at the intersection between Morgan Ave and Wharncliffe Road, which falls within the defined boundaries of the Southwest Area Plan (SWAP), making it subject to the policies found within this secondary plan. The current designation for these lands is the Shopping Area Place Type, as shown on Map 1 of The London Plan. The parcel has been designated Commercial by the Southwest Area Plan (SWAP) and has been zoned as Urban Reserve (UR4) by the City of London Zoning By-law Z.-1.

Currently, the property is being used for a single detached residence home with a detached accessory garage. The Subject Lands are topographically distinct from neighbouring sites due to a slightly lower elevation compared to adjacent lands, with the Subject Lands sloping down from Morgan Ave, and downward from Wharncliffe Road. The Subject Lands sit at a lower elevation than the lands southeast of Wharncliffe Road (directly across the road from the subject property). There is also a swale running along the north and west boundaries of the Subject Lands, along Morgan Ave.

2.2 Surrounding Land Uses and Areas

The lands immediately adjacent to the Subject Lands have also been designated as a Shopping Area Place Type. Surrounding and nearby land uses also include the Green Space Place Type to the west of the Subject Lands, as well as the Neighbourhoods Place Type to the south of the Subject Lands, according to Map 1 in The London Plan (see **Figure 2**). Adjacent lands South of the Subject Lands have also been designated as Medium Density Residential as indicated on Schedule '10' in the Southwest Area Plan (SWAP) – see **Figure 3**. Surrounding land uses in the secondary plan include High Density Residential north of the Subject Lands, Open Space to the northwest of the Subject Lands, and Commercial in the Subject Lands' immediate surroundings as illustrated in Schedule '10' of the SWAP.

There is significant development on the vacant and underutilized parcels surrounding the Subject Lands, with many ongoing applications on the lands abutting this property. The property to the northeast is slated for a Community Shopping Area, and the property across Morgan Ave to the southwest was redesignated to a Restricted Service Commercial land use. The Subject Lands are on a key bus route with frontage onto Wharncliffe Road – a roadway that supports other medium density townhouse developments which also has frontage onto this major arterial roadway.



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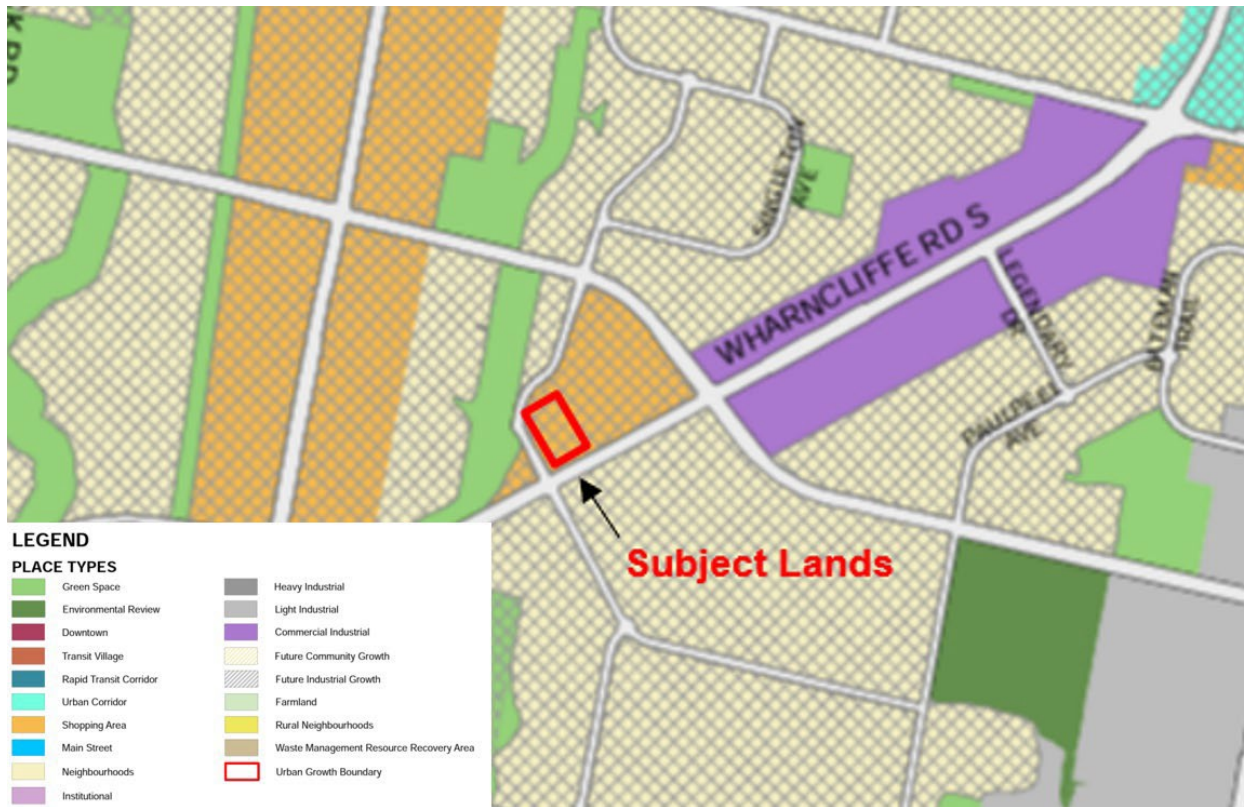


Figure 2: Surrounding Land Uses According to The London Plan

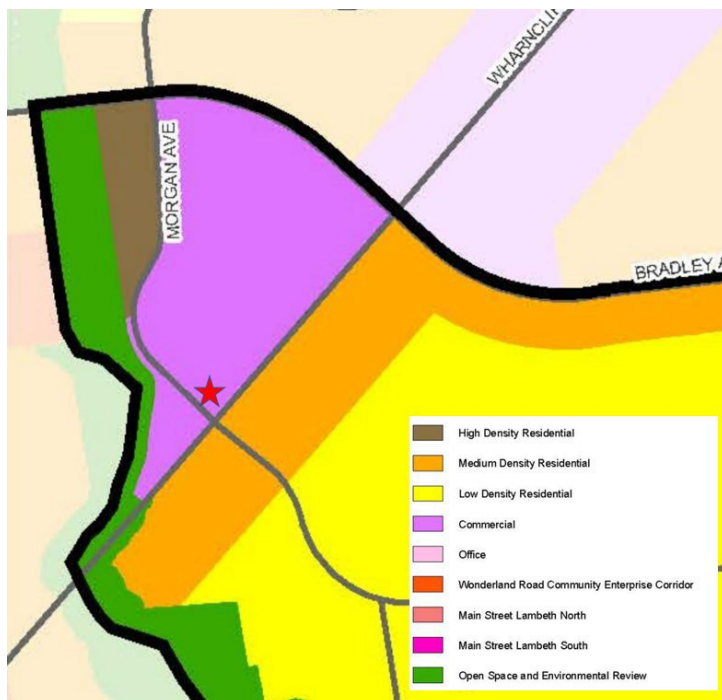


Figure 3: Surrounding Land Uses According to the Southwest Area Secondary Plan



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The lands immediately adjacent to the Subject Lands on the east and west side of the property (southwest of Morgan Ave) are mostly vacant, with the exception of a few clusters of trees and shrubbery on these sites. Several adjacent sites directly across Wharncliffe Road, to the southeast and southwest of the Subject Lands on the east side of Wharncliffe Road, are currently under construction, with the majority of them being residential developments. These developments, existing and under-construction, consist of a mix of low and medium-density housing forms. Behind the subject property (northwest of the Subject Lands), there is a long-term care residential development on this adjacent property. Presently, there is only one access point onto the Subject Lands, which is located on Wharncliffe Road where the Subject Lands has frontage onto.



Figure 4: View from Southern Side of Subject Lands, Looking Southwest



Figure 5: View from Southern Side of Subject Lands, Looking Southeast



Figure 6: View from Northern Side of Property, Looking North



Figure 7: View from Southeast Side of Property, Looking East



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2.3 Existing Land Use Controls

The Subject Lands are currently zoned Urban Reserve (UR4) in the City of London’s Zoning By-law Z. -1. The Urban Reserve Zone is intended to protect large tracts of land from premature subdivision and development to provide for future comprehensive development on those lands. The UR4 Zone variation is applied to areas which have not completed the Community Plan process but are intended for residential development over the long term.

The Subject Lands are designated as a Shopping Area Place Type by The London Plan and given a Commercial designation by the Southwest Area Plan (SWAP). As such, the Subject Lands are dictated by the applicable policies under this Place Type and land use designation, in accordance with each of the policy documents respectively.

The proposed Official Plan Amendment to the Southwest Area Plan (SWAP), Zoning By-Law Amendment, and all additional requested special provisions (as outlined in **Section 5.0**) are also subject to the Provincial Policy Statement, 2020.

The following table provides a listing of the relevant provincial and local land use planning controls and framework that are applicable to the Subject Lands, which may be used for further review:

Table 1: Provincial & Municipal Planning Framework

<p>Provincial Policy Statement, 2020 (PPS)</p>	<p>Sections 1.1, 1.3, 1.4, & 1.7</p> <p>Supporting policies regarding broad provincial goals</p>
<p>The London (Official) Plan, Land Use:</p>	<p>Place Type Policies – Shopping Area Place Type</p> <p>Secondary Plans – Southwest Area Plan</p> <p>Appendix 1 – Maps:</p> <p>Map 1 – Place Types</p> <p>Map 7 – Specific Policy Areas</p>
<p>Southwest Area Plan (SWAP), Secondary Plan Land Use:</p>	<p>Section 20.5.10: North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods</p> <p>Schedule 10 – Central Longwoods Residential Neighbourhood Land Use Designations</p>
<p>London Zoning By-law Z. -1:</p>	<p>Section 49 – “Urban Reserve” (UR) Zone: UR4 Zone Variation</p>



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3 Background

A Pre-Application Consultation Meeting was held in March of 2022 with the City of London's Planning Application Team to review the preliminary development concepts and requirements for the development application. Upon review and discussion, staff from the City of London addressed key preliminary issues and provided a summarized list of these issues for our consideration. The City's staff also identified a list of supporting documents to be included with the application as initial material submissions. Information and comments/concerns from City of London staff regarding key issues have been incorporated into this Planning Justification Report and accompanying technical reports. The plans and reports provided with this submission have been prepared in accordance with the guidance provided by the City of London.

The redevelopment concept for the Subject Lands is shown in **Appendix A**, which illustrates the proposed stacked townhouse development along with its associated design data and specifications. It is requested that the Subject Lands for the proposed redevelopment be re-designated in the SWAP through an Official Plan Amendment, and re-zoned through a Zoning By-law Amendment, to accommodate the new medium-density residential development.

Appendix B shows the additional renderings for the development proposal, which have been requested by the City of London. The notes taken from the Pre-Consultation Meeting with the City are shown in **Appendix C** as part of this report for background information and reference.

A Functional Servicing Report has been prepared in support of this submission. The Functional Servicing Report addresses sanitary and stormwater management considerations and strategies for the provision of essential infrastructure and public service facilities for the Subject Lands.

Additionally, as required by the City of London, a Tree Preservation Plan has been completed. The City of London has determined that there are currently no heritage planning or archeological issues related to this property and its associated application. Since the City has deemed that archeological issues previously associated with the Subject Lands to be considered addressed, heritage and archeological studies have been determined to be unnecessary at this time.



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4 Land Use Policy Framework Overview

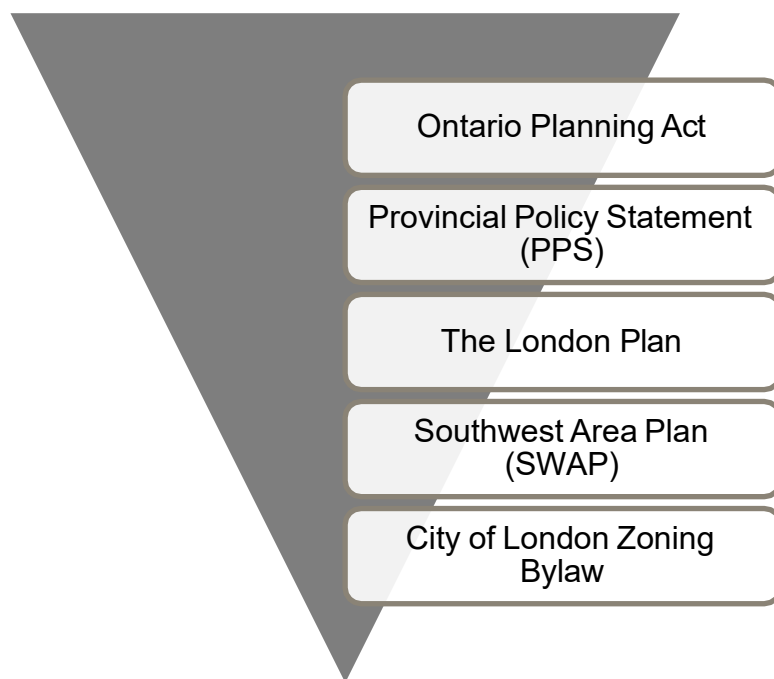


Figure 8: Planning Policy Hierarchy

4.1 Provincial Planning Framework

4.1.1 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The Provincial Policy Statement (PPS) sets a policy foundation for regulating the development and use of land. It provides direction on matters of provincial interest and supports the enhancement of the quality of life for all residents of Ontario. The legislation requires that *Planning Act* applications must be “consistent with” the Provincial Policy Statement. With respect to the Provincial Policy Statement, the proposal is consistent with following policies in support of the application. The proposal supports the policies and guidelines of the Provincial Policy Statement in the following ways:

PPS Policy	Policy Consistency
1.0 Building Strong Healthy Communities	
The proposed development accommodates an appropriate affordable and market-based range and mix of residential types (including single-detached,	The proposed development provides additional housing options to meet long-term market demands, while contributing to the mix of



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<p>additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (1.1.1 b)</p>	<p>residential units in a growing commercial area. The Subject Lands are also located in proximity to other residential, commercial and open spaces, which would allow the development to contribute to the mixture of different land use types.</p>
<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which are transit-supportive, where transit is planned, exists or may be developed (1.1.3.2 f)</p>	<p>The Subject Lands have frontage onto a major arterial road that is well-connected to the rest of the city, making it possible for future transit routes to be developed and implemented. The property is also located on an existing key bus route. Together, this makes the development transit- supportive.</p>
<p>The proposed uses would not adversely affect the overall viability of the employment area (1.3.2.5 b)</p>	<p>The ongoing development of adjacent commercial lands despite the current single-detached residential unit on site, suggests that the commercial district may continue to operate and function independent of the subject property. This is indication that the proposed development would not have a negative impact on the overall viability of the commercial district.</p>
<p>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated (1.1.3.3)</p>	<p>The proposed development would contribute to compact residential intensification and increase the supply and range of housing options within the municipality. The proposed residential redevelopment would also be transit-supportive (see above – policy 1.1.3.2 f).</p>
<p>Long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce (1.7.1 b)</p>	<p>The Subject Lands are encased by surrounding commercial developments. Establishing the proposed development will provide the necessary housing supply for a local and diverse workforce to ensure long-term economic prosperity within the area.</p>



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The Provincial policy framework encourages development that is designed to be sustainable, compact in form, and pedestrian-oriented. Further to this, the PPS policies for housing indicate that an appropriate range and mix of housing options and densities are required to meet the projected requirements of current and future residents of the regional market area. As such, planning authorities are required to:

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

The proposed redevelopment of the Subject Lands would contribute to residential growth and intensification targets as outlined in the Provincial policy framework. Through redevelopment of these lands, intensification may occur at a well-suited and contextually appropriate location. It is our professional opinion, that the proposed Official Plan Amendment and Zoning By-law Amendment with Special Provisions, is consistent with the PPS policies which guide residential development. The development proposed in this submission is located and designed in a manner that facilitates the implementation of the broad provincial interests outlined by the PPS.

Matters of provincial interest, and how the proposed redevelopment aligns with these interests and policies, are more thoroughly discussed in subsequent sections of this report. Where additional policies of the PPS are relevant to the proposed redevelopment, they have been included within Section 6.0 Planning Justification.

4.1.1.1 New 2023 Provincial Policy Statement (Draft)

On April 6, 2023, the provincial government released a new Provincial Policy Statement for comment, which would replace the current 2020 PPS and Growth Plan. Key changes from the new draft PPS include the removal of provincial growth and intensification targets, the removal of delineated built-up areas as defined in the Growth Plan, and the removal of municipal comprehensive reviews, allowing municipalities to potentially consider expanding the settlement area at any time.

The new PPS is expected to come into force in the fall of 2023. While it generally is expected that decisions will be required to be consistent with the new PPS as of its effective date, the new Bill 97 Helping Homebuyers, Protecting Tenants Act, 2023 allows for the Minister to make new regulations on transition rules.

4.2 Local Planning Framework

The London Plan provides the local policy framework for the land use decisions made in the City of London. The City's Zoning By-law outlines the regulations and provisions that shape the built environment.



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4.2.1 THE LONDON PLAN

The London Plan is the Official Plan (OP) for the City of London, and acts as the City's most current and updated guiding document. It regulates the extent, type and pattern of development within the City, and provides direction regarding the management of resources and land use in efforts to achieve, and maintain, a high quality of life for residents.

According to Map 1 – Place Types in The London Plan, the Subject Lands have a Shopping Area Place Type designation. The vision of this Place Type, as outlined in The London Plan, is to facilitate the generation of complete communities by providing commercial centres with a wide range of uses that are within a short walking distance, to serve its surrounding neighbourhoods. It is the intention of The London Plan that the Shopping Area Place Type will become mixed-use areas over time, with the inclusion of residential uses in these spaces.

Aligning with provincial interests of reduced automobile dependency, the City envisions Shopping Areas to be neighbourhood(s)-oriented centres that are also pedestrian, cycling, and transit-oriented in nature. Essentially, Shopping Areas have been envisioned to become place-making, mixed-use connection nodes for the convenience and interconnectivity of residents. For such reason, it is crucial that Shopping Areas allow for flexibility in use and the intensification of existing centres (876_3).

In order to instigate the City's vision for this Place Type, The London Plan encourages the repurposing, reformatting, infill and intensification of existing centres so that existing services may be more broadly utilized, land may be used more efficiently, and the need for outward expansion may be reduced (876_4). To truly establish this Place Type as mixed-use areas, as envisioned by The London Plan, the introduction of mid-rise residential development into these existing centres may be necessary to promote activity on these sites beyond typical shopping hours (876_5).

The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses (877_1). Furthermore, the following policies will also apply to this Place Type:

878_1 *It is the intent of this Plan to allow for the more intense and efficient use of Shopping Area sites through redevelopment, expansion, and the introduction of residential development.*

878_2 *Buildings within the Shopping Area Place Type will not exceed four storeys in height.*

878_4 *Development within the Shopping Area Place Type will be sensitive to adjacent land uses and employ such methods as transitioning building heights and providing sufficient buffers to ensure compatibility*

4.2.2 SOUTHWEST AREA PLAN (SWAP)

The Subject Lands fall under the designated area of the Southwest Area Plan (SWAP), a secondary plan under the Official Plan. Within this secondary plan, the Subject Lands have been designated Commercial, according to Schedule 10 of the SWAP. Specifically, the Subject Lands are located within the Central Longwoods Neighbourhood, in accordance with Schedule 10 of the SWAP.

Under SWAP policies, the intention for Commercial designated lands is to allow for a range of small-scale highway commercial type uses, either in a stand-alone or mixed-use form (20.5.7.3_i). The Commercial



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designation within this Secondary Plan permits a wide range of commercial uses, with a noted preference for small-scale commercial and office uses such as convenience commercial uses, eat-in restaurants, day care centres, and financial institutions, among others. A limited range of retail uses, including studios and galleries, wellness establishments, and fitness centres are also permitted (20.5.7.3_ii). Within Commercial designated lands, the maximum total Gross Floor Area for specific uses in each building is 300 square metres (20.5.7.3_iii_a). SWAP policies also state that the built form for Commercial designated lands shall be of a low-rise height (20.5.7.3_iii_b).

As outlined by policy 20.5.10_i, the Central Longwoods Neighbourhood will provide residential development that is generally at a higher intensity compared to residential development in other parts of the city. The same policy states that the focus will be on new development of a mix of low to mid-rise housing forms, which range from single detached dwellings to low-rise apartment buildings, throughout the neighbourhood. The SWAP indicates that higher intensity mid-rise, transit-oriented development will be strategically placed along portions of the arterial road network within this Neighbourhood. With respect to the character of the neighbourhood, it has been determined that residential areas will reflect a “compact development, a diversity of building types, and walkable amenities to enhance the day-to-day living experience” of residents (20.5.10_ii).

Neighbourhood-specific policies will also regulate residential development within the Central Longwoods Neighbourhood, and thus, are applicable to the Subject Lands. The intention for the Central Longwoods Neighbourhood to provide higher intensity residential development is to be achieved through the requirement of minimum densities, and through the encouragement of the integration of a range of housing types (20.5.10.1_i). Permitted uses in the Low and Medium Density Residential designations within this neighbourhood include the primary permitted uses in the Multi-family, Medium Density Residential designation from the (now repealed) 1989 Official Plan (20.5.10.1_ii). These uses include multiple-unit residential developments with a low-rise profile, including row houses, cluster houses, low-rise apartment buildings, emergency care facilities, and small-scale nursing homes and homes for the aged (1989 Official Plan, 3.3). Additionally, a limited range of non-residential uses, such as small-scale eat-in restaurants, parks, schools, churches, and live-work uses, is also permitted within the Medium Density Residential Designation of the SWAP (20.5.10.1_ii). A minimum density of 30 units per hectare (uph), and a maximum density of 75 uph will apply to the Medium Density Residential designation in the SWAP (20.5.10.1_iii_b).

4.2.3 CITY OF LONDON ZONING BY-LAW Z.-1

The Subject Lands have been zoned Urban Reserve (UR4) Zone according to the City of London Zoning By-law Z.-1 (see **Figure 5**). The Urban Reserve Zone provides for and regulate lands which are primarily undeveloped for urban uses and is intended to protect large tracts of land from premature subdivision and development, as mentioned in Section 2.3 Existing Land Use Controls. The UR4 Zone variation has been designated to lands that are being preserved and intended for future residential development over the long term, but which have not yet completed the Community Plan process.



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<ul style="list-style-type: none"> • Kennels; • Private outdoor recreation clubs; • Riding stables; 	
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Table 2: Permitted Uses for Existing & Proposed Zones

The table below shows the zoning provisions and regulations for the Urban Reserve (UR) Zone, including provisions for each of the variations within this zone.

Zones	UR1	UR2	UR3	UR4	UR5	UR6
Permitted Uses:	See Section 49.2 (1)	See Section 49.2 (2)	See Section 49.2 (3)	See Section 49.2 (4)	See Section 49.2 (5)	See Section 49.2 (6)
Lot Area (Ha) Minimum:	4 or as existing on the date of passage of the by-law; whichever is lesser.	6 or as existing on the date of passage of the by-law; whichever is lesser.	10 or as existing on the date of passage of the by-law; whichever is lesser.	40 or as existing on the date of passage of the by-law; whichever is lesser.	4 or as existing on the date of passage of the by-law; whichever is lesser.	40 or as existing on the date of passing of the by-law; whichever is lesser.
Lot Frontage (M) Minimum:	30 or as existing on the date of passage of the by-law, whichever is lesser.	40 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.	40 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.
Front & Exterior Side Yard Depth (M) Minimum:	10					
Rear Yard Depth (M) Minimum:	10		25			
Interior Side Yard Depth (M) Minimum:	10		25			
Lot Coverage (%) Maximum:	20		10			
Height (M) Maximum:	15.0					
Number of Farm Dwellings Per Lot Maximum:	1					

Table 3: Zoning Provisions & Regulations for (UR) Zone Variations



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5 Development Proposal

The intention of the redevelopment is for the construction of a 3.5 storey, stacked townhouse development on the Subject Lands, in replacement of the existing single-detached dwelling that is currently within the Subject Lands. The proposed stacked townhouse provides a total of twenty (20) units which will generate live-work opportunities near the growing commercial area.

In order to facilitate the proposed redevelopment, the client is seeking an Official Plan Amendment to the Southwest Area Plan (SWAP), and a Zoning By-law Amendment to permit medium density housing forms on the Subject Lands. The proposed development would be similar to those developed on adjacent lands, in a manner that is sympathetic to the surrounding neighbourhood character. To permit the proposed use, it is required to redesignate the lands from its current Commercial designation into a Medium Density Residential designation in the SWAP, and to rezone the Subject Lands from its current Urban Reserve (UR4) Zone to a Residential (R8-4 (x)) Zone with Special Provisions. The requirement of parkland dedication as part of the proposed development will be met in the form of Cash-in-lieu. A site concept of the development proposal has been attached to **Appendix A** of this report.

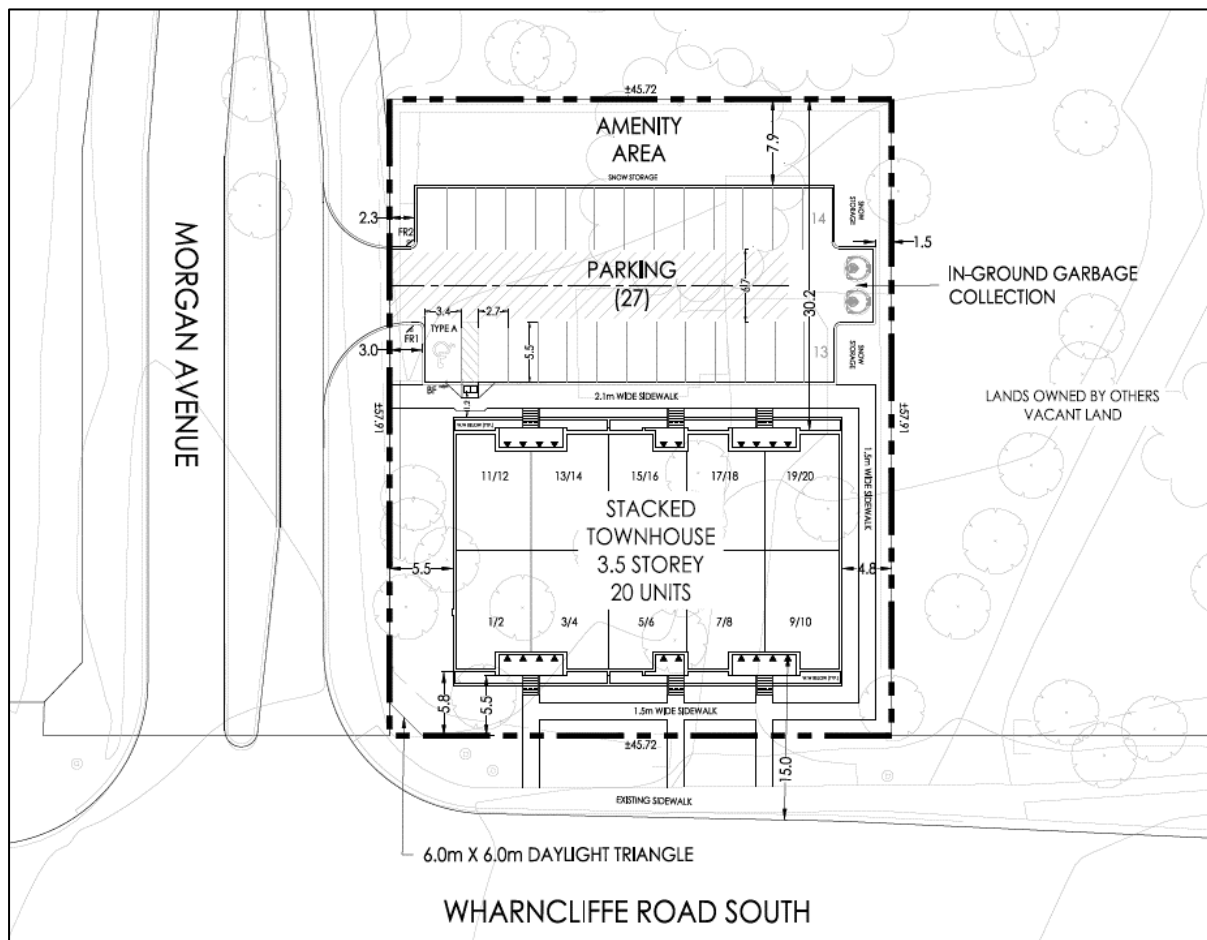


Figure 10: Preliminary Concept Plan



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Regarding its design, the concept plan provides for an amenity space, an area for garbage, and is positioned in a manner that fronts onto Wharncliffe Road South, while being accessible from Morgan Ave with a safe distance from Wharncliffe Road. The conceptual site plan shown in **Appendix A** represents a townhouse style development which the owner is accustomed to building for similar sites within the City of London. The 3.5 storey high townhouses would have a walk-up front entrance and portico, have an engaging and varied street-fronting façade, and employ a variety of material for enhanced visual appeal.

The layout of the building provides connection to Wharncliffe Road, shelters and screens the parking area and amenity lands to the rear of the property, and provides pedestrian connections from the roadway and the parking area to the front door of each unit. It should be noted that the intention of the development would be to have the upper units contain balconies that would serve as private amenity spaces.

Additional renderings have been provided in **Appendix B** to demonstrate the intended aesthetics.

5.1 Official Plan Amendment

Within The London Plan, the Subject Lands are currently designated as a Shopping Area Place Type. Currently, the policies under the Shopping Area Place Type of the Official Plan permits residential development in support of the creation of complete communities. However, the Subject Lands also have a Commercial designation under the SWAP secondary plan, which does not permit residential development and uses on the Subject Lands. As such, an amendment to the SWAP secondary plan through an Official Plan Amendment will be necessary to permit the proposed residential redevelopment.

The intent of this submission is to redesignate the Subject Lands from its current Commercial designation to the Medium Density Residential designation, which will permit the construction of the proposed stacked townhouse development.

5.2 Zoning By-law Amendment

The Subject Lands are currently zoned 'Urban Reserve (UR4)' according to the City of London Zoning By-law Z. -1. We are requesting an amendment to the Zoning By-law, concurrent with our application for an Official Plan Amendment, to allow for medium-density residential uses on the Subject Lands. The requested Zone would be the Residential (R8-4) Zone with Special Provisions, to permit the development of a stacked townhouse.

Although the existing Urban Reserve (UR4) Zone does not permit new residential development, the City of London Zoning By-law Z. -1 indicates that the intention of the UR4 Zone Variation is to preserve lands for future residential development over the long term, as mentioned in **Section 4.2.4** of this report. Therefore, the Residential (R8-4) Zone would be well-aligned with this intention.

The proposed Residential (R8-4) Zone provides for and regulates medium density development in the form of low-rise apartment buildings varying in form, depending on adjacent land uses. The Zone Variations within the R8 Zone is based on differences in density and coverage of the development.



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Permitted uses for our proposed Zone can be found in **Table 2** above. **Table 4** below shows the provisions for the different Zone variations within the Residential R8 Zone.

Residential Type		Apartment Buildings, Stacked Townhouses, Lodging Houses, & Special Population's Accommodations			
Zone Variations		R8-1	R8-2	R8-3	R8-4
Permitted Uses		See Section 12.2			
Lot Area (M ²) Minimum		800	1000	1000	1000
Lot Frontage (M) Minimum		20	20	25	30
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main Building	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)			
	Local Street Garage				
	Arterial				
	Primary Collector				
	Secondary Collector				
Interior Side & Rear Yard Depth (M) Minimum		1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)			
Landscaped Open Space (%) Minimum		30			
Lot Coverage (%) Maximum		30	35	35	40
Height (M) Maximum		13.0			
Density – Units Per Hectare Maximum		40	50	65	75

Table 4: Regulations & Provisions for R8 Zone Variations

The proposed stacked townhouse development is generally expected to meet the requirements of the R8-4 Zone, and as such, will be using this Zone Variation as the framework for the proposed development. However, our design and concept for the proposed stacked townhouse development, as shown in **Appendix A**, includes a few deviations from the general regulations and provisions listed under the R8-4 Zone in **Table 4**. Thus, we are further requesting a series of special provisions that would be needed in



PLANNING JUSTIFICATION REPORT: 1467 Wharncliffe Road South

July 17, 2023

order to permit this specific stacked townhouse concept for the Subject Lands. These Special Provisions include:

- Increasing the maximum density from 75 units per hectare to 80 units per hectare maximum
- Reducing the front yard depth from 7.0m to 5.0m minimum
- Reducing the exterior side yard depth 7.0m to 5.0m minimum
- Reducing the parking setback from ROW to 2.0m from 3.0m minimum

The design data for the proposed development is presented below, in **Table 5**.

Design Data

Existing Zone:	UR4	
Proposed Zone:	R8-4() with special provisions	
Proposed Use:	Stacked Townhouse - 20 Units	
Site Area (m ²)	2,647 m ² / 0.264 ha	
Regulation	Requirement	As Shown on Plan
Lot Area Minimum (m ²)	1,000 m ²	2,647 m ²
Lot Frontage Minimum (m)	30.0 m	45.72 m
Front Yard Depth (m) minimum	7.0 m	5.5 m *
Exterior Side Yard Depth (m) minimum	7.0 m	5.5 m *
Interior Side Yard Depth (m) minimum	4.8 m	4.8 m
Rear Yard Depth (m) minimum	4.5 m	30.2 m
Landscaped Open Space (%) Minimum	30%	39.4%
Lot Coverage Maximum (%)	40%	27.7%
Height Maximum (m)	13 m	12.6 m
Density - Units per Hectare Maximum	75 uph	76 uph *
Off-Street Parking	0.5 per unit = 10	27

*** SPECIAL PROVISIONS REQUIRED**

Table 5: Design Data for Site Concept



July 17, 2023

6 Planning Justification

6.1 Provincial Considerations

In our professional opinion, the proposed redevelopment of the Subject Lands is consistent with the Provincial Policy Statement, 2020, and closely aligns with Provincial policies and goals.

The Provincial Policy Statement, 2020, states that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs” (PPS, 1.4.3). It states that one way in which this may be achieved is through:

1.4.3_d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

1.4.3_f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Through redevelopment of the Subject Lands, these housing policies within the PPS can be realized, as the proposed development promotes residential intensification and redevelopment, and facilitates a compact form. Consideration for public health and safety has been taken and incorporated into the site concept design of the proposal, as the proposed access point onto the property is situated on Morgan Ave, and at a safe distance away from the high-traffic Wharncliffe Road. The newly proposed stacked townhouse development also promotes a higher density of development compared to the existing use of the Subject Lands. The redevelopment of the existing single-detached dwelling into a stacked townhouse will ensure that land, resources, surrounding infrastructure and public facilities will be used more efficiently and utilized to a higher degree. Furthermore, as the Subject Lands are located on a major existing transit route with connections to other parts of the city, the proposed development would be supportive of active transportation and transit in areas where it exists. Since Wharncliffe Road is also a major arterial roadway, it opens the possibility for future transit development and routes to pass through this area. Because the property has frontage onto Wharncliffe Road, the proposed development would be able to utilize and support the use of transit where it may be developed in the future.

The proposed development will also be consistent with Provincial policies in the following ways:

1.7.1_b) Long term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce

The proposed stacked townhouse development will provide an increased range of housing supply and options within the surrounding neighbourhood and respond to dynamic market-based needs in the area. It is anticipated that the proposed residential development will help address the needs of a diverse workforce through the provision of additional housing forms and options within the surrounding area.



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1.8.1_b) Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas

Adjacent lands northeast of the Subject Lands, along Wharncliffe, are slated for a major commercial operation. It is intended that these adjacent lands to the northeast of the Subject Lands will turn into a commercial centre. Thus, the establishment of a higher-density stacked townhouse development (relative to the existing low-density single-detached dwelling), will increase live-work opportunities within the area and promote active modes of transportation in support of climate change mitigation.

Furthermore, with its proximity to open spaces (see **Figure 3**), the proposed development is expected to promote healthy and active communities, in accordance with the goals outlined in the PPS. This ideal location will provide easy access to existing open spaces and increase utilization of these spaces for public recreational uses.

6.2 Local Considerations

The proposed residential development, and the associated Official Plan and Zoning By-law Amendments, are supportive of the goals and vision of The London Plan (Official Plan). The London Plan places an emphasis on growing “inward and upward” in order to achieve a compact form of development (79_). As such, intensification is prioritized within this Official Plan, with an established target that a minimum of 45% of all new residential development will be occur within the Built-Area Boundary of the city (81_). To help achieve this intensification target, The London Plan notes that residential intensification will have a large role to play (80_). As a supportive measure to help facilitate this residential intensification, redevelopment at a higher-than-existing density on developed lands will be supported and encouraged (80_6).

Not only will redevelopment at a higher-than-existing density help the City of London achieve its intensification targets, it will also be beneficial to adjacent future commercial developments. The adjacent site northeast of the Subject Lands is slated for commercial development, so the increased density would increase the utilization of the future commercial developments while providing ample live-work opportunities in proximity of one another. Increasing the residential intensity on the Subject Lands would also increase utilization and activity of other nearby businesses, public services and infrastructure, such as open spaces, as well as existing and future transit infrastructure. Thus, the Subject Lands provide an ideal location for residential intensification.

An amenity space will also be included within the proposed site concept, as shown in **Appendix A**. The proposed amenity space will provide additional space for recreation, further actuating the objectives of The London Plan to “Build strong, healthy and attractive neighbourhoods for everyone” (61_). The proposed amenity space that has been incorporated into the site concept may also help implement the following policies:

61_1 Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.



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61_2 Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.

61_4 Create social gathering places where neighbours can come together, such as urban parks and public spaces, community centres, family centres, community gardens, cafés, restaurants, and other small commercial services integrated within neighbourhoods

A new amenity space, such as the one being proposed, may act as a shared gathering space for residents and encourage social connectedness. The provision of an on-site amenity space increases ease of accessibility for residents, while creating a social gathering place where neighbours can come together.

Residential development is already permitted and encouraged within the Shopping Area Place Type in The London Plan. As such, an Official Plan Amendment to the SWAP secondary plan, to change the current Commercial designation to a Medium Density Residential designation in Schedule '10' of the SWAP, would still be well-aligned with the vision set out by The London Plan. Furthermore, the Urban Reserve (UR4) Zone Variation currently regulating the Subject Lands, according to the City of London Zoning By-law Z.-1, is also intended for future residential use/development. Therefore, a Zoning By-law Amendment to re-zone the Subject Lands to the Residential (R8-4) Zone, would merely be carrying out the original intentions laid out by the existing Urban Reserve (UR4) Zone.

7 Supporting Studies

7.1 Functional Servicing Report

A Functional Servicing Report has been prepared for the proposed re-development of the 0.264ha parcel at municipal number 1467 Wharncliffe Road. It generally outlines the municipal servicing, area grading, Stormwater Management (SWM) and utilities strategies for the proposed development. Through the Functional Servicing Report, it has been demonstrated that the Subject Lands can be developed with full municipal servicing, SWM, and utilities to the standards of various approval agencies. More detailed engineering drawings will be submitted as part of the detailed engineering design process once the proposed Site Plan Concept has been approved by the City of London.

In line with policy 1.6.6.2 in the Provincial Policy Statement, attempts to protect the environment have been made. For instance, new grading will match existing grades on the east (Wharncliffe Road) and south (Morgan Ave) of the property, where possible, to minimize grading and cut/fill quantities so that changes to the surface hydrology and hydrogeology of the area can be minimized. Also in line with this policy, intensification and redevelopment of the subject lands will optimize the use of existing municipal water services.



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7.1.1 WATER

Water is available via the low-level system on the 400mm watermain on Wharncliffe Road South or the 250mm high-level watermain on southwest side of Morgan Ave. Both mains are connected through a tapping sleeve and valve located at the South-west corner of Morgan Avenue and Wharncliffe Road South.

There are two options for servicing the site; the best options for connection can be revised after completion of a water analysis of the Subject Lands.

The first option would require connection to the existing 250mm watermain on the south side of Morgan Avenue with a tapping sleeve and valve. It is anticipated that connection to the high-level system on Morgan Ave would require the installation of pressure reducing valves. This option would likely induce higher costs as the watermain will need to cross the Morgan Ave Right of Way.

The second option would be connection to the 400mm watermain on the southeast property line fronting Wharncliffe Road with a tapping sleeve and valve. This option would reduce the length of required watermain installation, and it is expected that this connection will provide adequate pressure for servicing based on preliminary grading elevations. It is noted that this option would require the least length of installed watermain and would include no road crossings.

Note that a third option was investigated for water servicing through Andover Phase 1 via the provided sanitary and sewer easements. However, the developed has declined to provide such a connection. A secondary connection for looping is not required as the development contains less than 80 units, and the proposed development is anticipated to be part of one condominium corporation.

7.1.2 STORMWATER

As the Subject Lands are located within the Dingman Creek Watershed, recommendations for storm servicing have been made in conjunction with the Dingman EA Stage 1. Stantec has prepared a SWM report for Andover Trails Subdivision to address the stormwater strategy for the proposed site while being compatible with the approved Andover Trails Subdivision Drainage Area Plans.

A servicing letter and a storm drainage area plan was prepared by Stantec Consulting Ltd. dated June 17 which show the storm servicing strategy for the site. The letter and storm drainage plan show that the site is accounted for in the SWM system.

The preferred servicing route will be made via a future sewer stub provided by the developer of Block 5, Andover Trails Subdivision. The proposed 375 mm storm stub has a proposed invert elevation of 266.61 m. The proposed storm sewers within the site will be designed to convey all minor storm events (up to and including 5-year storms) as per the City of London 2022 design parameters. The major storm events will be directed towards the existing SWM facility via the designated major overland flow routes.

It is expected that no quantity control measures will be required on-site; all minor flows can be directed towards the existing SWMF without restriction.



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7.1.3 SANITARY

The Subject Lands are located within the Bostwick/Dingman Creek Pumping Station area and Greenway Wastewater Treatment Plant sanitary sewershed. In the Andover Trails Servicing Letter (dated June 15, 2017) prepared by Stantec, it has been determined that there is sufficient downstream capacity based on the proposed land use changes to the Subject Lands. The Subject Lands are to be serviced through future sewers installed by others, on a private easement which passes through Andover Trails Subdivision (specifically Block 5) ultimately outletting to S84 on Morgan Avenue.

As stated in the Functional Servicing Report, the preferred servicing route would be made via a future sewer stub provided by the developers of Block 5, Andover Trails Subdivision. The proposed 200mm sanitary stub has a proposed invert elevation of 266.29m and an existing ground elevation of approximately 266.7m. Therefore, significant ill volume (approximately 3.0m) is needed at the stub location to maintain minimum pipe cover (minimum 2.4m from pipe invert to finished ground elevation). It is anticipated that this connection will provide adequate grade to service the site via gravity.

7.2 Ecology

During the required Pre-Consultation Meeting, the City of London has determined that no additional ecological studies are required for the Subject Lands. This conclusion has been reached due to the low risk of adverse impacts on the Natural Heritage Features on or adjacent to the Subject Lands, and due to sufficient existing buffers between the proposed development and the Significant Valley Lands identified on Map 5 of *The London Plan*. The City of London staff have also deemed that assessment of the vegetation patches in proximity of the Subject Lands will not be required.

7.3 Tree Preservation Plan

A Tree Preservation Plan has been completed for the proposed development located on the Subject Lands located at 1467 Wharncliffe Road South. The Tree Preservation Plan and associated protection measures has been created to address City comments and concerns from the Pre-Consultation Meeting, and the report has been completed in accordance with the City of London *Design Specifications and Requirements Manual, Chapter 12*, on Tree Planting and Protection Guidelines.

The Tree Preservation Plan has indicated that no rare or endangered tree species were observed within, or adjacent to, the study area. It provides a detailed assessment of potential construction impacts to the trees on site and contains information regarding recommendations for the protection and management of trees during construction.



July 17, 2023

8 Summary and Conclusions

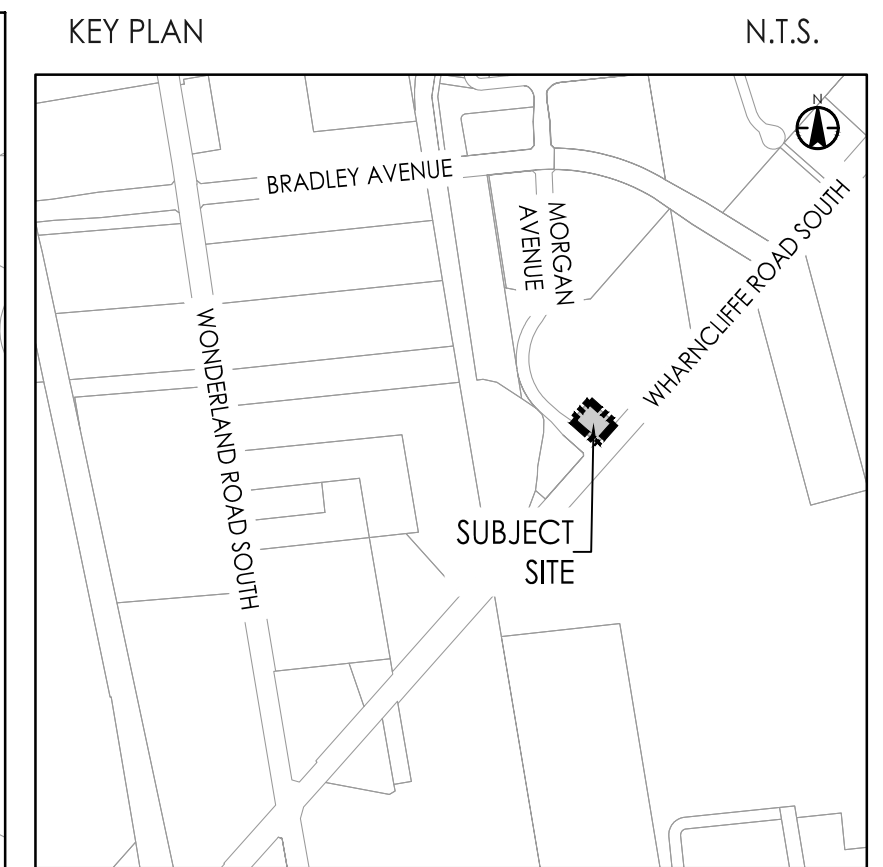
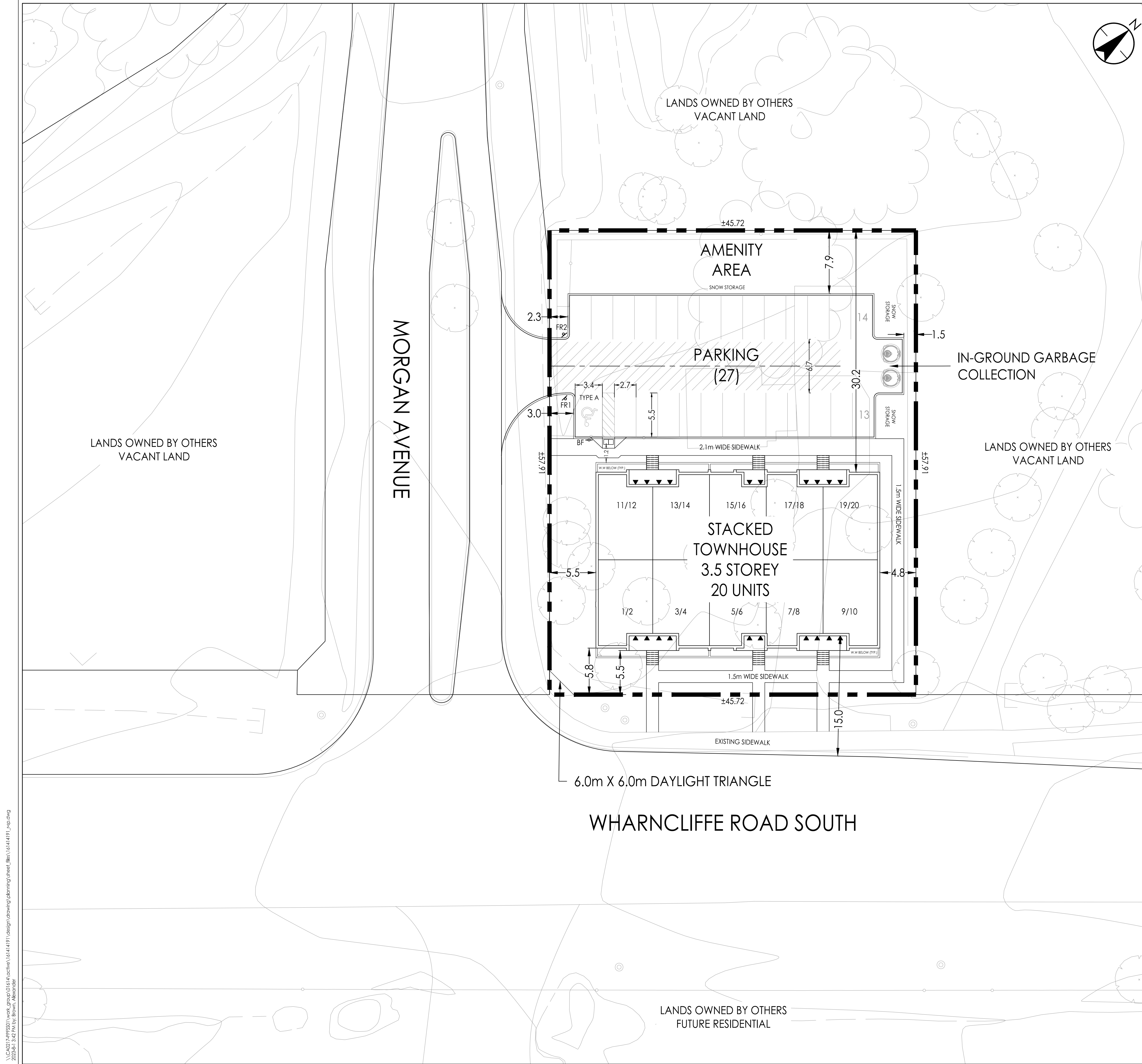
Based on the analysis of the existing policy framework, supporting studies, the planning justification discussed within this Report and recommendations provided herein, we provide the following conclusions:

- That this Planning Justification Report, along with other supporting studies, be considered as part of a complete application for the following applications: Official Plan Amendment and Zoning By-law Amendment, with consideration for all requested special provisions;
- The proposed development is consistent with the Provincial Policy Statement, 2020;
- It conforms with the purpose and vision of The London Plan (Official Plan)
- The proposed Zoning By-law Amendment is consistent with the intent of The London Plan and the current Urban Reserve (UR4) Zone within the City of London Zoning By-law, and will help implement the proposed residential development; and
- The proposed development as part of this application represents sound planning and aligns with Provincial and Local interests

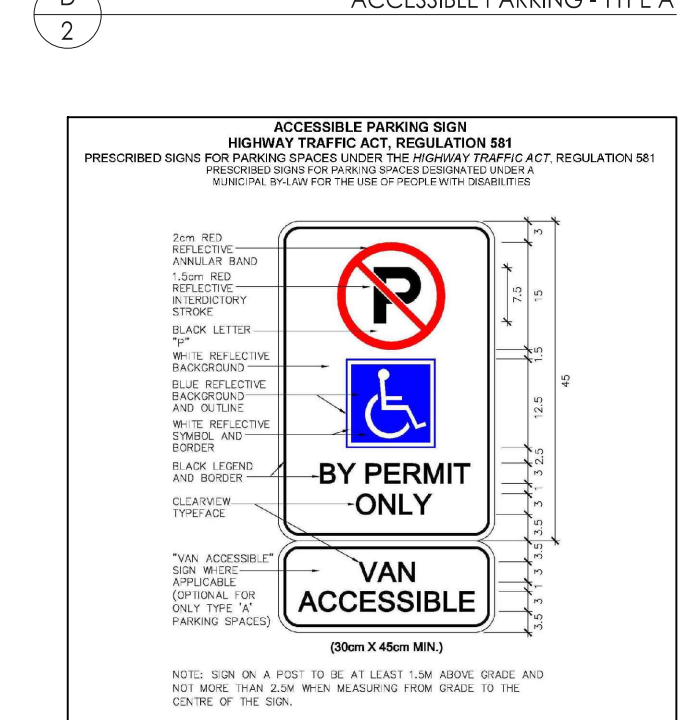
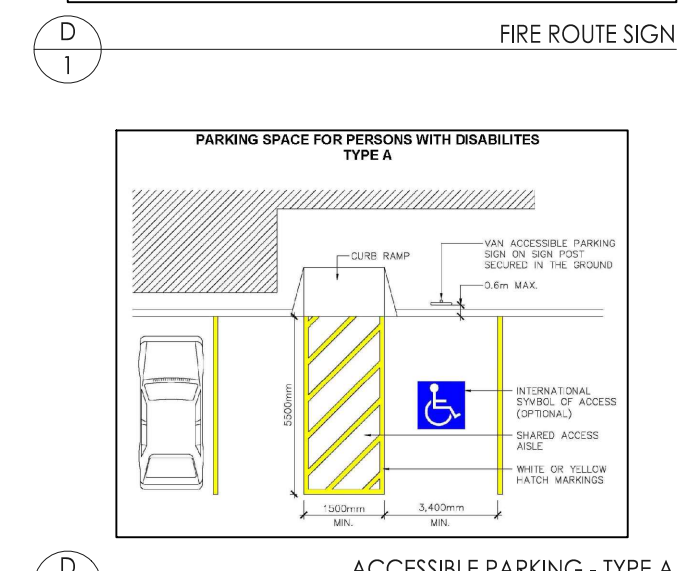
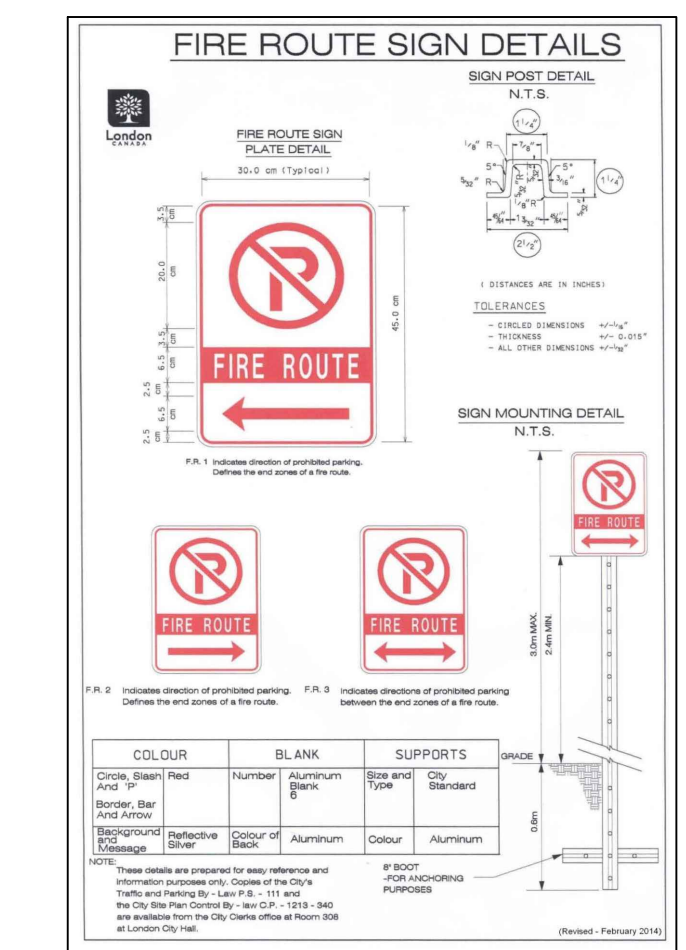


Appendix A: Site Concept Plan





- Legend**
- SITE BOUNDARY
 - FIRE ROUTE
 - FR1 FIRE ROUTE SIGN
 - BF ACCESSIBLE PARKING SIGN
 - CONTOUR
 - ▲ BUILDING ENTRANCE



Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data

Regulation	Requirement	As Shown on Plan
Existing Zone:	UR4	
Proposed Zone:	R8-4(1) with special provisions	
Proposed Use:	Stacked Townhouse - 20 Units	
Site Area (m ²):	2,647 m ² / 0,264 ha	
Lot Area Minimum (m ²):	1,000 m ²	2,647 m ²
Lot Frontage Minimum (m):	30.0 m	45.72 m
Front Yard Depth (m) minimum:	7.0 m	5.5 m *
Exterior Side Yard Depth (m) minimum:	7.0 m	5.5 m *
Interior Side Yard Depth (m) minimum:	4.8 m	4.8 m
Rear Yard Depth (m) minimum:	4.5 m	30.2 m
Landscaped Open Space (%):	30%	39.4%
Lot Coverage Maximum (%):	40%	27.7%
Height Maximum (m):	13 m	12.6 m
Density - Units per Hectare Maximum:	75 uph	76 uph *
Off-Street Parking:	0.5 per unit = 10	27

*SPECIAL PROVISIONS REQUIRED

- Notes**
- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
 - ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS. LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.

Revision	By	Appd.	YY.MM.DD
1. PER CITY COMMENTS	RT	BB	23.07.26
2. FOR ZBA APPROVAL	RT	BB	23.07.26
1. FOR PRE-CONSULTATION	RT	BB	YY.MM.DD

Issued By Appd. YY.MM.DD

File Name: 16141434191_psp RT BB RT 22.05.25
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal

Client/Project
NABATAEANS HOMES
1467 WHARNCLIFFE ROAD SOUTH
London, ON Canada

Title
SITE PLAN

Project No. 161414349 Scale HORZ - 1 : 250
Drawing No. Sheet Revision

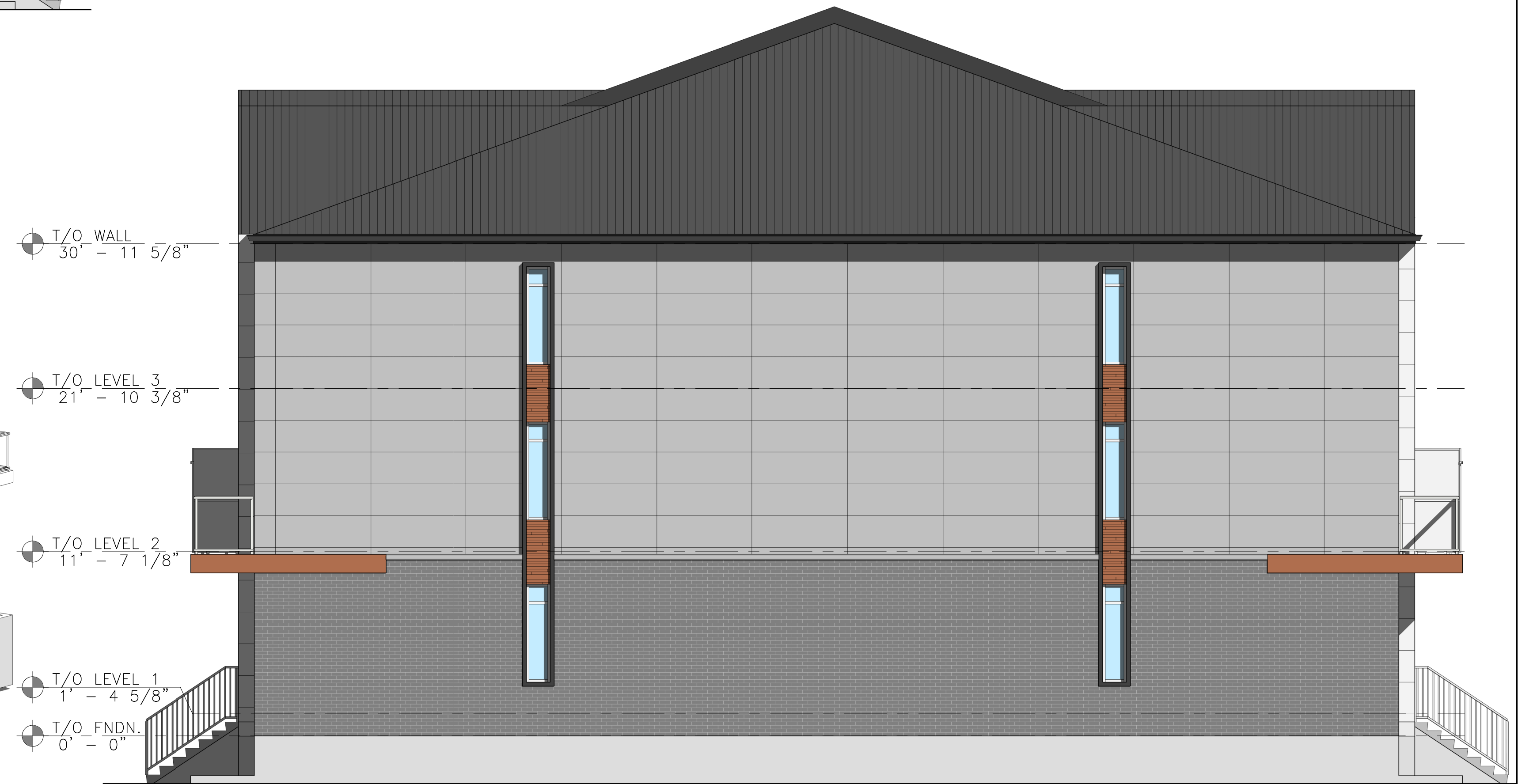
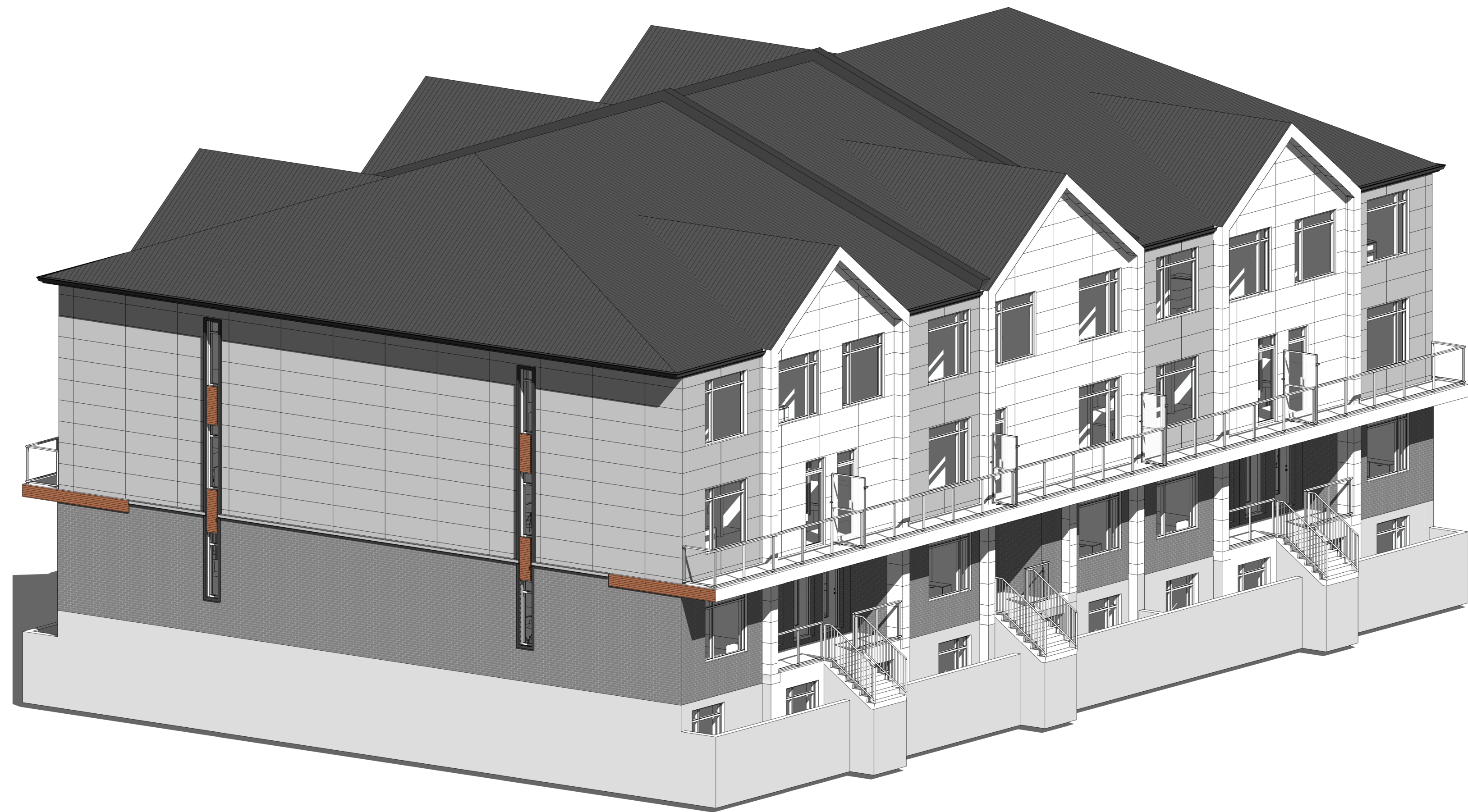
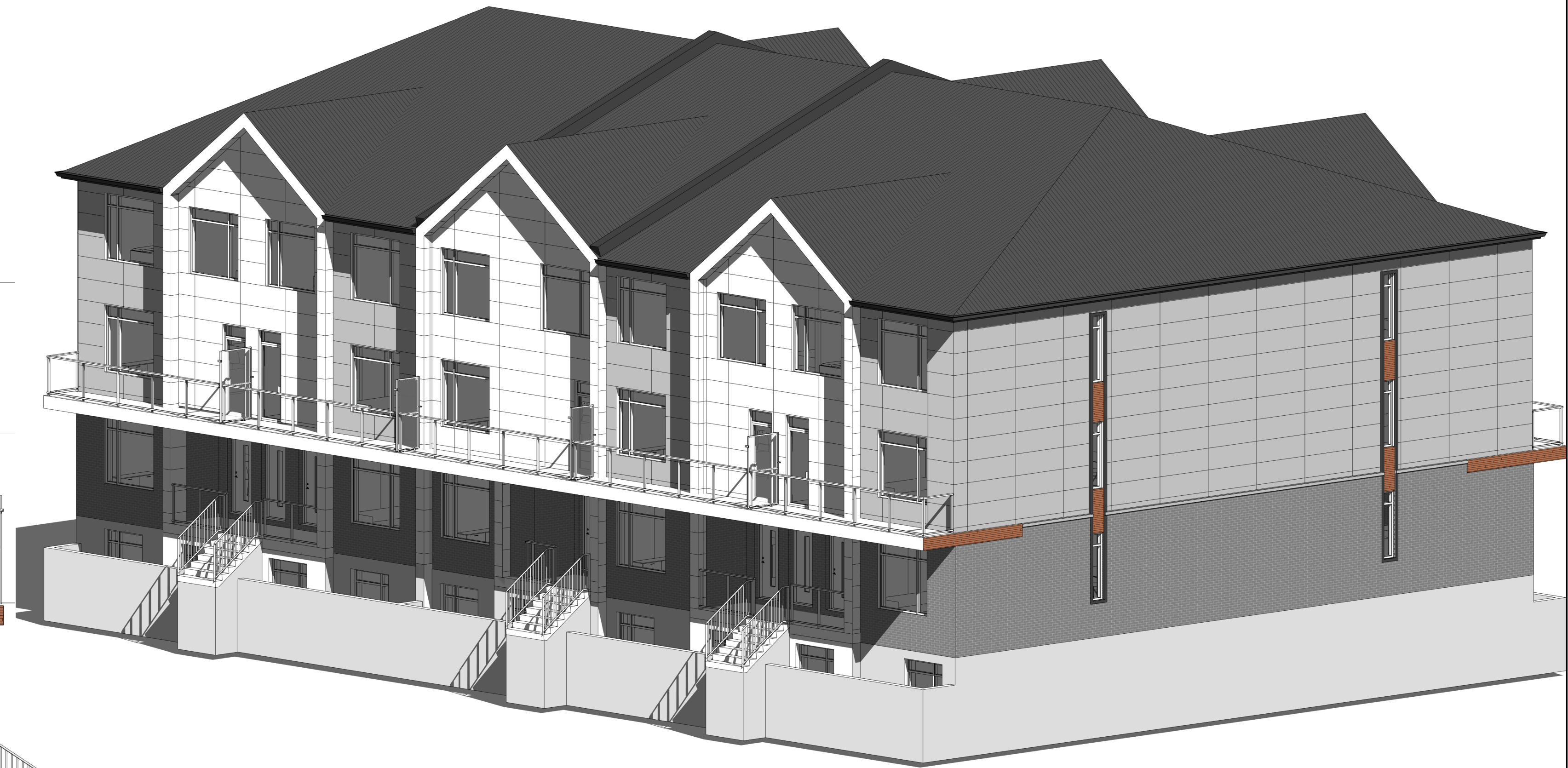
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Appendix B: Additional Renderings





LEFT ELEVATION
SCALE = 3/16" = 1'-0"



RIGHT ELEVATION
SCALE = 3/16" = 1'-0"

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO CHECK AND VERIFY ALL DIMENSIONS TO STRIK BALDINELLI MONIZ LTD.
- ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.
- THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED.
- CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
- DO NOT SCALE DRAWINGS. WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.

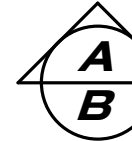
- ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.
- THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
- CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
- ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

DETAIL SYMBOL



A - DETAIL NUMBER
B - LOCATION/DETAIL SHEET

ELEVATION SYMBOL



A - ELEVATION NUMBER
B - LOCATION/DETAIL SHEET

CONSULTANT:

sbm STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N6X 4E8
Tel: (519)-471-6667 Fax: (519)-471-0034
Email: sbm@sbmtd.ca

Approver

PROJECT/CLIENT:

MASAR DEVELOPMENTS
BLOCK A
1467 WHARNCLIFFE RD.

DRAWING TITLE

ELEVATIONS

No.	Date	Issued/Revision	PROJ. NO.	23-0240	DRAWING NO.
1	2023.03.08	ISSUED FOR CLIENT REVIEW	SCALE	AS NOTED	A3.1
2	2023.04.14	ISSUED FOR CLIENT REVIEW	DATE	2023.06.01	
3	2023.06.01	ISSUED FOR URBAN DESIGN REVIEW	DRAWN	FKG	
			DESIGNED	ZRJE	
			CHECKED	JC	REVISION NO. 3

Appendix C: Pre-Consultation Notes





London
CANADA

RECORD OF PRE-APPLICATION CONSULTATION

The following form is to be completed and signed off at/following the Pre-application Consultation Meeting (PACM).

Date: March 29, 2022

TO: Amelia Sloan, Stantec

FROM: Nancy Pasato

RE: 1467 Wharncliffe Road South

ATTENDEES: Nancy Pasato, Senior Planner, Planning Implementation
Planning & Development
Amelia Sloan, Stantec
Brian Blackwell, Stantec

PLANNING APPLICATION TEAM: Nancy Pasato, Senior Planner (npasato@london.ca); Melanie Vivian, Site Development Planner (mvivian@london.ca); Amanda Lockwood, Urban Designer (alockwood@london.ca); Paul DiLosa, Senior Engineering Technologist (pdilosa@london.ca); Laura Dent, Heritage Planner (ldent@london.ca); Craig Smith, Senior Planner Parks (crsmith@london.ca); Lisa McNiven, Landscape Architect (lmcniven@london.ca); Marnie Shepley, Ecologist (mshepley@london.ca)

City staff reviewed your Proposal Summary dated February 24, 2022 at an Internal Review Meeting on March 17, 2022. The following form summarizes a preliminary list of issues to be considered during the processing of your application. We have also identified the initial material submissions (Studies, Reports, Background or Information) that must be submitted along with the completed application form, required fees and this Record of Pre-Application Consultation Form before your application will be accepted as complete for opening and processing.

Proposed Development:

- Current Designation: Auto-Oriented Commercial Corridor (AAOC) in 1989 Official Plan
- London Plan Place Type: Shopping Area
- Southwest Area Secondary Plan: Commercial (Central Longwoods)
- Current Zone: UR4 Zone
- Proposed Zone: R8-4 with special provisions for: increasing the density from 75 units per hectare to 76 units per hectare; reducing the front yard depth; reducing the exterior side yard depth; reducing the required number of parking spaces by 4 spaces (from 30 spaces to 26 spaces); increasing the height requirement from 13m to 16m
- Proposal: a 3.5 storey, stacked townhouse development on the subject lands, with a total of twenty (20) units that would provide live-work opportunities near the growing commercial centre

Major issues identified

- Shopping Area permits residential in London Plan
- A number of special provisions will be required to ensure urban design criteria achieved
- Significant reduction in parking – only 1 space per unit?
- City-initiated OPA to MFMDR (at 76 units per hectare)

- Applicant led amendment to SWAP from Commercial to MFMDR
- Issues with servicing – development to consolidate with proposed subdivision or secure easements for servicing

Urban Design

- Provide floor plans for the proposed building to better understand the proposed layout and raised entrances into the units. Further comments may be provided upon the receipt of the floor plans.
- Remove the 8 parking spaces located between the amenity space and Morgan Avenue and continue the parking row to mirror parking located adjacent to the building. Buffer any parking that is visible from the street with landscaping.
- Continue the amenity space along the entirety of the north property line. Ensure green space and landscaping is provided within the amenity space.
- If garbage is to remain external to the building, provide a garbage enclosure and buffer the enclosure with landscaping.

Site Plan

- As part of a complete application, a Record of Site Plan Consultation is required
- At the time of Site Plan Consultation, the proponent is to provide the following:
 - A fully dimensioned site plan, including the following:
 - Parking area setbacks
 - Parking stall sizes – including the barrier-free stalls
 - Sidewalk width
 - Drive-aisle width (noting a minimum of 6.7m is required)
- Provide pedestrian connections from the building to the proposed amenity space
- Identify the proposed snow storage location

Ecology

- Major issues identified - Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation, including, but not limited to, Significant Valleylands and Fish Habitat.
- Vegetation Patches Greater than 0.5 Hectares are in proximity of the site.
- Ecology – complete application requirements - No studies required due to the low risk of adverse impacts and an existing (sufficient) buffer between the proposed development and the significant Valley Lands
- Assessment of the vegetation patch is not required

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.

Landscape Architecture

- A tree preservation plan is required as part of a complete application to:
 - establish the ownership of trees growing along property lines, including the identification of boundary trees that are protected by the province's Forestry Act 1998, c. 18, Sched. I, s. 21.
 - identify rare or endangered species that are protected by the province's Endangered Species Act, 2007, S.O., C.6
 - identify canopy spread of existing trees onsite and 3m offsite, tree symbols to reflect canopy diameters. This will help evaluate the impact of the proposed development upon the existing vegetation and to determine if possible site layout modifications could be made to reduce the impact on trees and increase tree retention
 - identify City Owned trees and shrubs that require consent to injure or remove.

- detail tree removals, tree retention, tree fence alignment and construction mitigation measures.
- The tree preservation plan and tree protection measures must be completed in accordance with City of London Design Specifications and Requirements Manual, Chapter 12 Tree Planting and Protection Guidelines Section 12.2.2 <https://www.roadauthority.com/Standards>. Include:
 - limits of construction/ground disturbance;
 - inventory of existing vegetation-species, size, location, health, age, rare or threatened species. Include trees >10cm dbh and shrubs 1.5m high;
 - vegetation to be preserved.
- Increase setbacks along interior property lines to 3m to provide sufficient soil volumes to support City required tree planting [Site Plan Control Bylaw] and vegetative screening of parking and drive aisle to roadway and adjacent properties.

Parkland

- Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

Heritage/Archaeology

- There are currently no heritage planning or archaeological issues related to this property and associated application. Archaeological issues previously associated with this property can be considered addressed.

Engineering

- As part of complete application, a storm and sanitary servicing strategy will be required as part of a complete application. It is noted that this site will need to be serviced via easements so confirmation this can be achieved should be provided by the applicant.

Wastewater:

- Existing Single Family lot now proposing to rezone to allow a 3.5 storey stacked townhouse total 20 units.
- There is no municipal sanitary sewer fronting the subject lot.
- As part of a complete application servicing will need to be demonstrated and clarification whether the townhouse will extend a local sewer on Morgan Ave to the 675mm diameter sewer on Morgan Ave.
- With reference to the Adjacent Andover Trails Subdivision sanitary area plan there is a note included for Municipal 1467 noting that it is to be serviced through future sewers on the adjacent block 5 and easements be provided for services across block 5 as required or co-ordinated as block 5 develops. The total population for all of block 5 and 1467 is to be confirmed and is to remain consistent with the accepted area plan for Andover Trails Subdivision.

Stormwater:

- There is no municipal storm sewer fronting the subject lot.
- As part of a complete application, servicing for the subject development will need to be demonstrated.
- With reference to the Adjacent Andover Trails Subdivision storm area plan noting the property is to be serviced through future sewers on the adjacent block 5 and easements be provided for services across block 5 as required or co-ordinated as block 5 develops.

The following items are to be considered during a future site plan application stage:

Water:

- Water is available via the municipal 400mm low-level watermain on Wharncliffe Road South or the municipal 250mm High-level watermain on Morgan Ave.

Stormwater:

Specific comment for this site

- As per attached Drainage area plan drawing No (25923), the site is serviced through future sewer on Block 5 as per accepted Subdivision (33M-661). Storm sewer easement shall be provided across Block 5.
- The applicant should be aware that any peak flow beyond the allocated 2-year pre-development AxC discharge from this site will have to be accommodated on-site through SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, alternative infiltration devices, etc.
- The proposed development is serviced through the accepted Andover Trails Subdivision (33M-661). Therefore, Servicing for the proposed is contingent, and should be coordinated through the engineering design of the accepted subdivision (33M-661). The Applicant should coordinate with the subdivision engineer for servicing constraints of the proposed site.
- The Developer shall be required to provide a Storm/Drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure on-site controls are designed to reduce/match existing peak flows from the 2 through 100 year return period storms.
- If the number of proposed/existing parking spaces exceeds 29, the owner shall be required to have a consulting Professional Engineer confirming how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS removal to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators or any LID filtration/infiltration devices.
- This site falls within the Dingman Subwatershed. As per section 6.3.2 of the Design Specifications & Requirements manual, a water balance assessment is required to examine the site's water balance conditions and propose opportunities to mitigate water balance deficits. As an objective of the Dingman EA, this new development is to achieve the water balance conditions identified from the predevelopment study. The approach for stormwater control hierarchy, and LID design, is included in the Section 6 Stormwater Management of the Design Specifications & Requirements manual. The water balance analysis may be completed as part of a Hydrogeological Assessment, a stormwater management report, or as a standalone document
- The consultant is expected to reserve space within the site plan for an LID strategy(ies) in efforts to achieve this requirement.
- The Consultant may note that implementation of infiltration or filtration measures for a volume that meets or exceeds the 25mm event as part of the water balance target would be accepted to meet Total Suspended Solids (TSS) reduction target.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, it's infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- To manage stormwater runoff quantity and quality, the applicant's consulting engineer may consider implementing infiltration devices in the parking area in the form of "Green Parking" zones as part of the landscaping design.
- The proposed land use of a medium density will trigger(s) the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.

Transportation:

- Wharncliffe Road South adjacent to the subject property is already widened to 18.288m from c/l as shown on MTO Plan P-1988-36 (Inst No. 100520), therefore no further widening is required to attain 18.0m.
- 6.0mx6.0m daylight triangle required at the intersection corner.
- Detailed comments regarding access design and location will be made through the site plan process

Studies, Reports, Background or Information to be completed and submitted with the application form

- OPA to SWAP Application and Fee (applicant); City initiated OPA to 1989 Plan
- Zoning By-law Amendment Application and Fee
- Planning and Design Report
- Record of Site Plan consultation, with responses to site plan consultation incorporated into the Planning and Design Report
- Site concept plan, elevations, renderings and floor plans
- Zoning Review Data Sheet (attached for completion by applicant)
- Servicing Brief (Sanitary and SWM), and confirmation of servicing easements
- Tree Preservation Plan
- Image for use on sign/webpage (see Schedule APP-3 of the application form for image requirements)
- Electronic copy of all submitted materials (USB) – AODA compliant
- All background reports and drawings are required to meet the Accessibility for Ontarians with Disabilities Web Content Accessibility Guidelines (AODA WCAG 2.0 AA) regulations. See application form for more detail.

PRE-APPLICATION CONSULTATION HAS OCCURRED

YES NO

PLANNER: Nancy Pasato

PROPONENT: Amelia Sloan

DATE: March 29, 2022

Disclaimer

The pre-application consultation process is intended to identify issues early in the process and to identify the reports, studies and information required to be submitted as part of a complete application. A complete application enables Council to make informed decisions within a reasonable period of time and ensures that the public and other stakeholders have access to the relevant information early in the process. While every effort has been made to identify information needs at this stage, additional issues and/or information needs may be identified through the application review process and may be requested at that time. Should a formal submission of an application not materialize within 12 months, a subsequent Pre-Application Consultation Meeting (PACM) may be required.

Please be advised the City is currently not meeting the statutory processing times set out in the Planning Act. You can expect Official Plan and/or Zoning By-law amendments to be heard at a Public Participation Meeting of the Planning & Environment Committee approximately 6 – 8 months after your submission of a complete application. Complex files with unresolved issues may require increased processing times.