

[siv-ik] PLANNING
/ DESIGN

PLANNING & DESIGN BRIEF

Developer

Royal Premier Homes

Project Site

634 Commissioners Road W. /
London / ON

11.30.2023

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PREPARED BY

Siv-ik Planning and Design Inc.

PREPARED FOR

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VERSION 1.0

ISSUED

11.30.2023

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ABOUT THIS REPORT

This report has been prepared by Siv-ik Planning and Design Inc. for Royal Premier Homes as part of our **CREATE** process. The report provides an overview of the physical context, planning framework and technical requirements that are the genesis of the project design process. The graphics and supporting text are intended to highlight links between those factors the specific planning and design response proposed for the site. The report describes the relevant details of the proposed Zoning By-law Amendment for 634 Commissioners Road W. and the unique planning process that is being undertaken by the project team.

S1 INTRODUCTION

S1.1 Project Consulting Team



Siv-ik Planning and Design Inc. is an urban planning and design studio based in London and Hamilton, ON and serving clients across southern Ontario. We're a team of planners and designers who help those around us unpack the complexities of urban development and use graphic design as fuel for these conversations, communicating complex ideas visually.



Ron Koudys Landscape Architects provide landscape architectural design services that shape the way we live, learn, work, and play. From county estates and urban parks to courthouse facilities and health care centres, we are committed to the principles of art, innovation and nature.

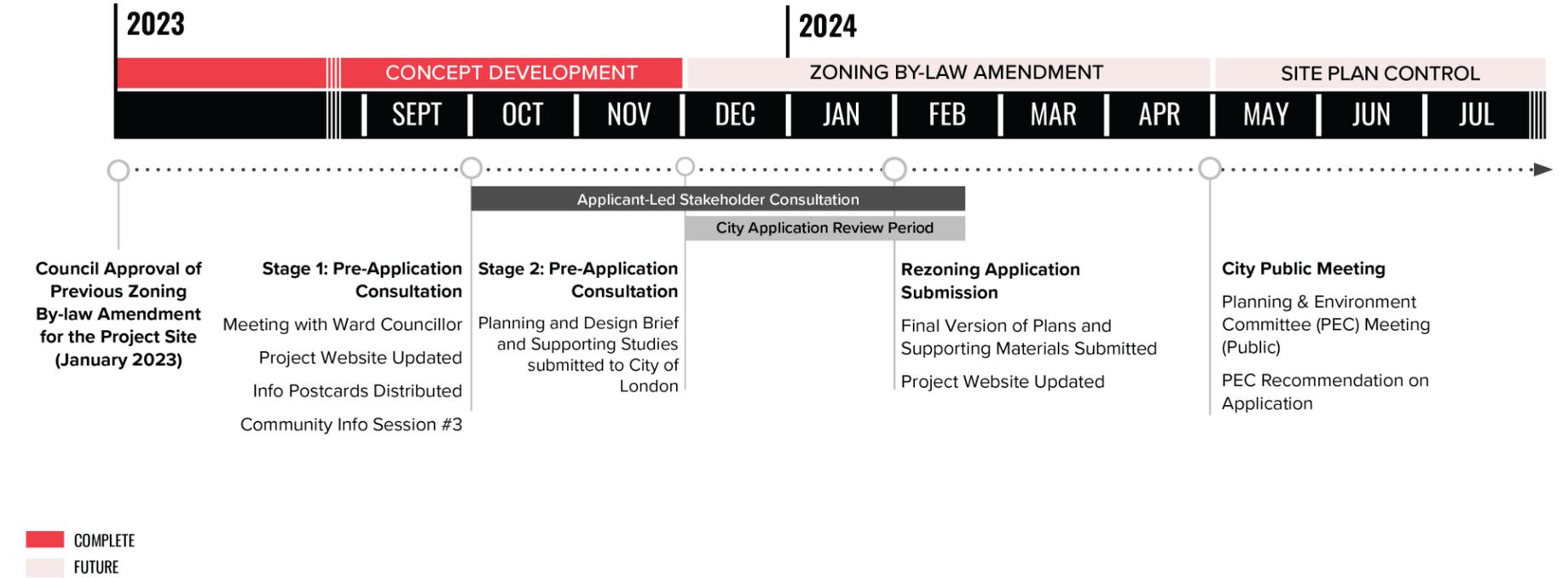


We care about the communities we serve—because they're our communities too. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

S1.2 About the Project

In January 2023, the City of London approved a Zoning By-law Amendment application for 634 Commissioners Road W. in London, ON. The site was rezoned from a Residential R1 (R1-9) Zone to a Residential R5 Special Provision (R5-7(30)) Zone to permit 10 townhouse units and one single-detached dwelling for a total of 11 units. Since the conception of this project and the recent zoning approval, the characteristics of the housing market in London have changed significantly. With the support of Siv-ik Planning & Design Inc. and the project team, Royal Premier Homes are planning a new redevelopment of the site for a low-rise, ground-oriented housing project which includes two new stacked townhouse buildings (containing 28 new dwelling units) and the retention of the existing c. 1870 Georgian-style heritage dwelling. The project team understands that change in neighbourhoods warrants conversation. This report provides an opportunity for those who are interested to learn about the genesis of the development proposal, understand the various factors that shape development on this site, and specifically understand how that web of factors has informed the new development proposal for 634 Commissioners Road W. The report also provides an overview of our unique approach to navigating this project from concept to reality.

/ Project Timeline



NOTE: Projected "future" timelines subject to change.

S1.3 Project Site

634 Commissioners Road W. (the project site) is comprised of a single residential parcel located in the southwest quadrant of London, on the north side of Commissioners Road W. and approximately 475 metres (~5 minute walk) west of Wonderland Road South. The site is within the Westmount Planning District which is generally bounded by Southdale Road W. to the south, Colonel Talbot Road to the west, and Wonderland Road South to the east. The site currently contains an existing (c. 1870) Georgian-Style Dwelling that is listed on the City’s Register of Cultural Heritage Resources. The site has historically been used as a single-detached dwelling but is of sufficient size and shape to accommodate new, more compact forms of infill housing.

Site At-A-Glance

SITE AREA	FRONTAGE	DEPTH	EXISTING USE
0.445 Hectares	88.0 Metres	51.1 Metres	Residential Single-Detached Dwelling

SERVICING

Municipal Services
Available nearby on Commissioners Road W.



Figure 1: The Project Site

S2 CONTEXT

S2.1 The Neighbourhood

Cranbrook is an established neighbourhood in the southwest area of London and is part of the broader Westmount Planning District. It includes a mix of housing types including single-detached dwellings, duplexes, town homes, and apartment buildings. The older houses in the neighbourhood were built in the 1970's and new houses are still being built in the west. Westmount Mall serves as the commercial anchor of the neighbourhood and has historically been a hub for public transit services. The broader Westmount Planning District has a total population of 18,985 based on the latest census data (2016), which is a slight increase (~1%) from the previous population count of 19,930 in 2011.

The land uses within 800 metres of the project site are primarily residential in nature. Large format, auto-oriented commercial uses make up much of the existing development along Wonderland Road South, which functions as the commercial/employment spine of the planning district. The project site is located 400 metres north of Westmount Mall, which includes a grocery store and significant employment opportunities. Saunders Secondary School, Westmount Public School, and St. Rose of Lima Catholic School are located further south of Westmount Mall, but remain with 800 metres (~10 min. walk) of the project site.

The housing stock of Westmount is mixed, with single-detached (50%), rowhouse (17%), and apartment units (32%) being the three most predominant forms. There is a limited stock of more urban, modern, grade-oriented multi-residential housing forms.

Westmount At-A-Glance

PLANNING DISTRICT

Westmount

POPULATION

2011	2016	Change
18,930	18,985	+1%

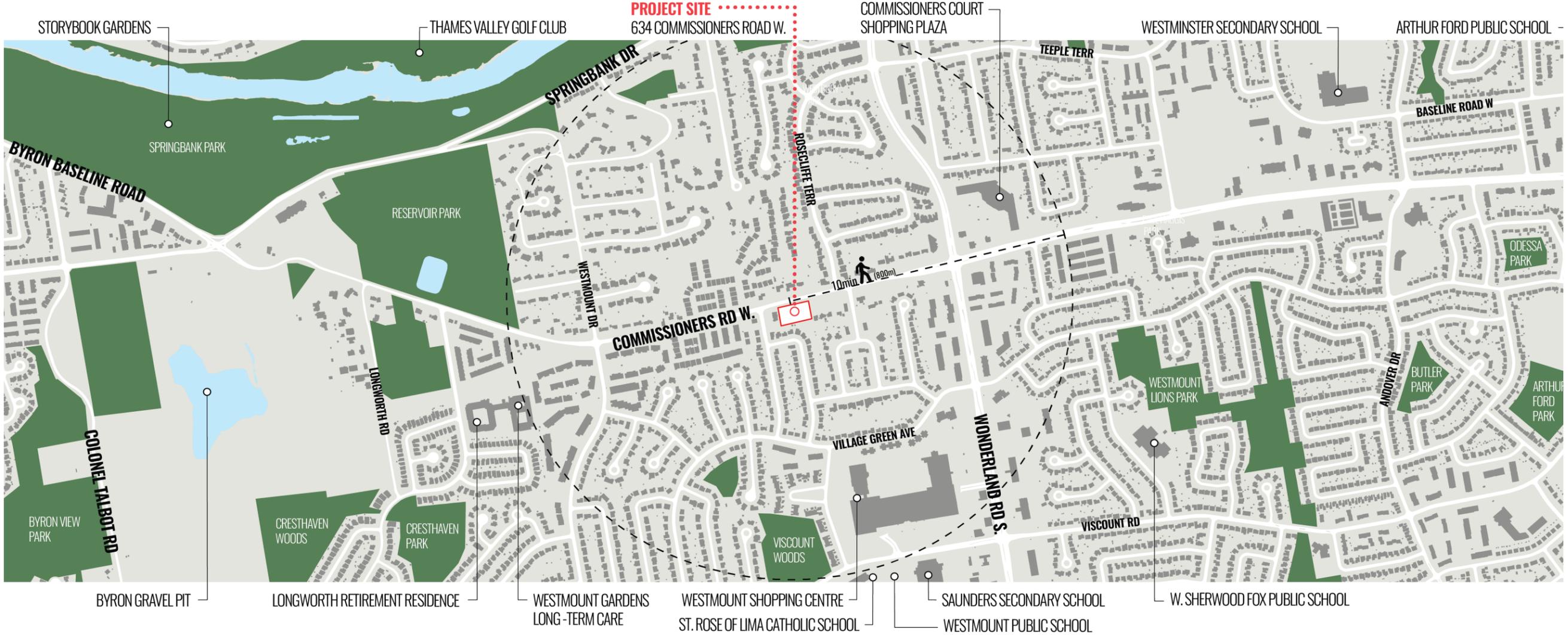


Figure 2: Neighbourhood Spatial Context (800m)

S2.2 Spatial Analysis

Figure 3 shows the physical and spatial characteristics of the lands surrounding the project site. The lands north, east and south of the subject site are developed with existing 1-2 storey single-detached dwellings. The properties east and west of the site that front onto Commissioners Road W. are comprised of large-lots, characteristic of a historic development pattern dating back to the late 1800's and early 1900's, prior to the urbanization of the broader area. This historic lot fabric presents a substantial opportunity for residential intensification along Commissioners Road W., whereby a more efficient land use pattern can be realized now that urban services are fully available. The surrounding residential properties facing onto Commissioners Road W. have a narrower street frontage (18m – 35m), but have a longer lot depth (90m) than the subject site. Residential properties side lotted onto Commissioners Road also have a narrower lot depth (70m). Lands to the south of the project site have been developed through more recent plans of subdivision in the 1970's and 80's and are unlikely to change over the next planning horizon.

Examples of the new urban development context can be seen west of the site along Commissioners Road W., whereby higher density vacant land condominium blocks have been assembled and built out. The parcel immediately to the west of the subject site is developed with a 2-storey office building. Lands to the west of Nottingham Hill Road have been developed into single-detached and townhouse complexes as well as a small business park. To the east of the site, a similar sized parcel at 584 Commissioners Road W. was recently been rezoned to allow for a stacked townhouse style multi-residential development with 4-storey buildings oriented toward Commissioners Road W.

Spatial Context At-A-Glance

NORTH

Existing

Single-Detached Dwellings

Planned

Mid-Rise Housing

SOUTH

Existing

Single-Detached Dwellings

Planned

No Change

EAST

Existing

Single-Detached Dwelling

Planned

Mid-Rise Housing

WEST

Existing

2-Storey Office Building

Planned

Mid-Rise Housing

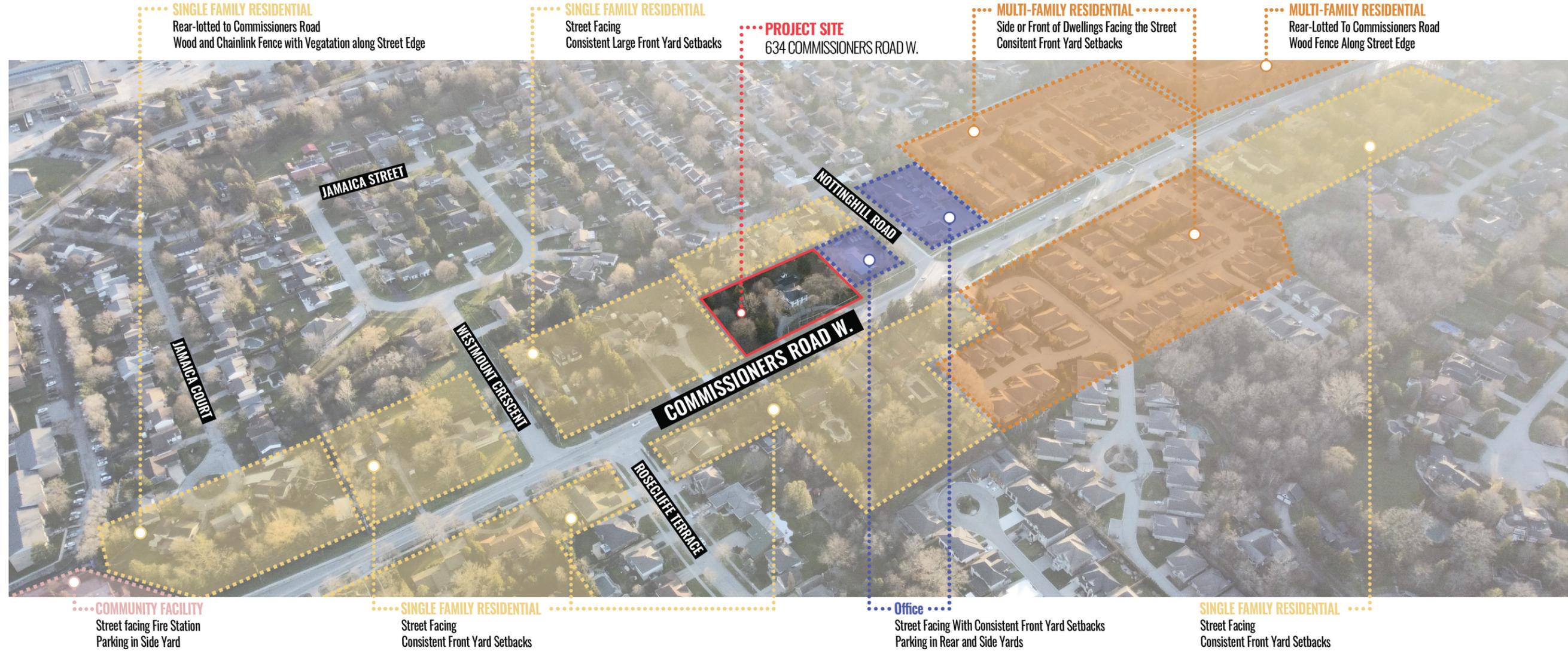


Figure 3: Neighbourhood Spatial Context (400m)

S3 PLANNING FRAMEWORK

S3.1 Provincial Planning Policy

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The mechanism for the implementation of the Provincial plans and policies is through the City of London Official Plan. Through the preparation, adoption and provincial approval of the City of London Official 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 addressed in the Official Plan discussion in this report.

S3.2 The London Plan

Figure 4 shows the site's positioning relative to London's city-structure. The site is located within an established neighbourhood but is outside of the *Primary Transit Area*. It's relationship to the overall structure of London, as laid out in the London Plan, provides a framework for how development policies are to be viewed and applied in relation to this site. The following key characteristics of the site provide context for how the site is to be considered from a London Plan perspective:

- » Neighbourhoods Place Type
- » Outside Primary Transit Area
- » Frontage on Civic Boulevard

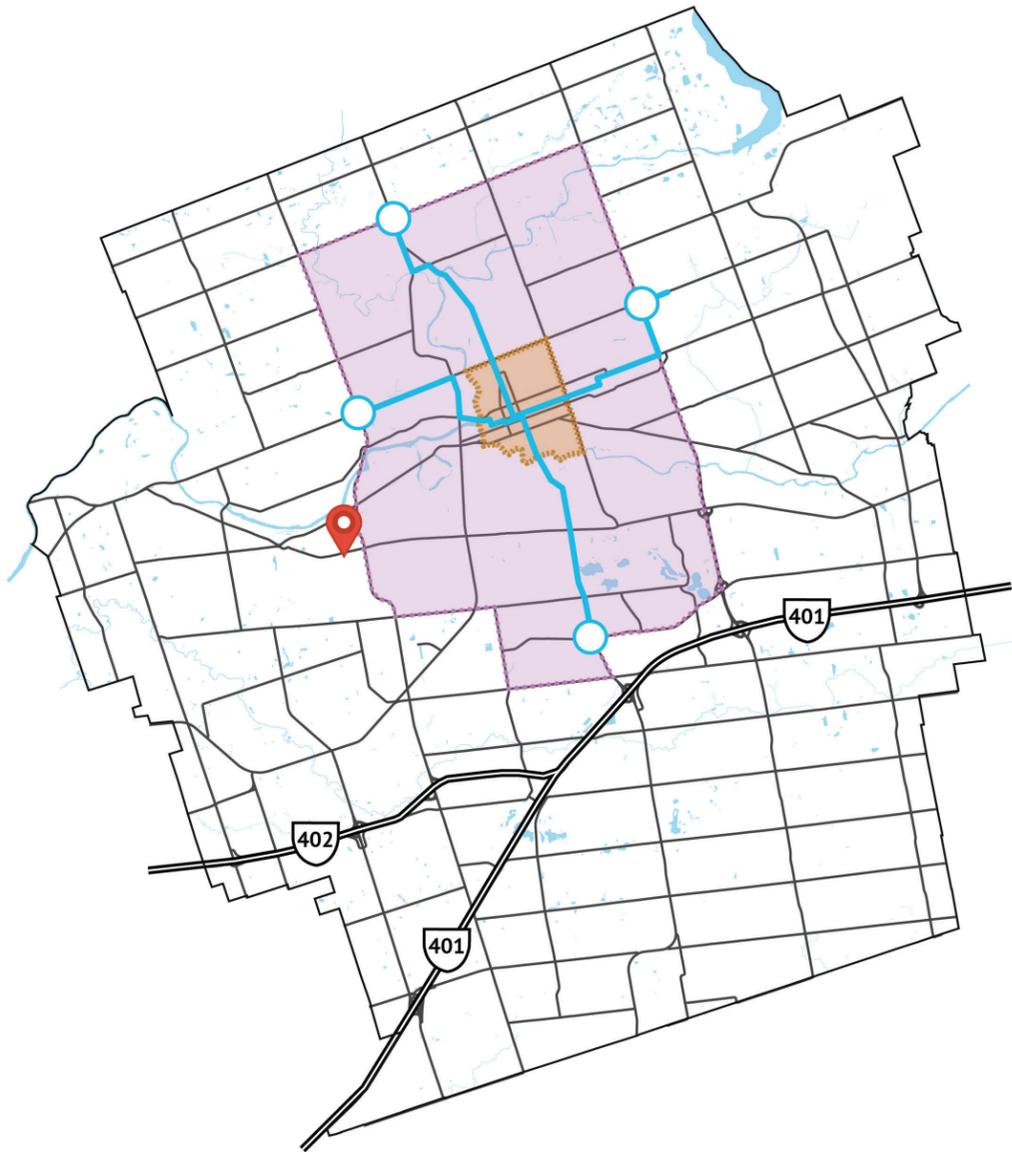


Figure 4: City Structure

/ Place Types

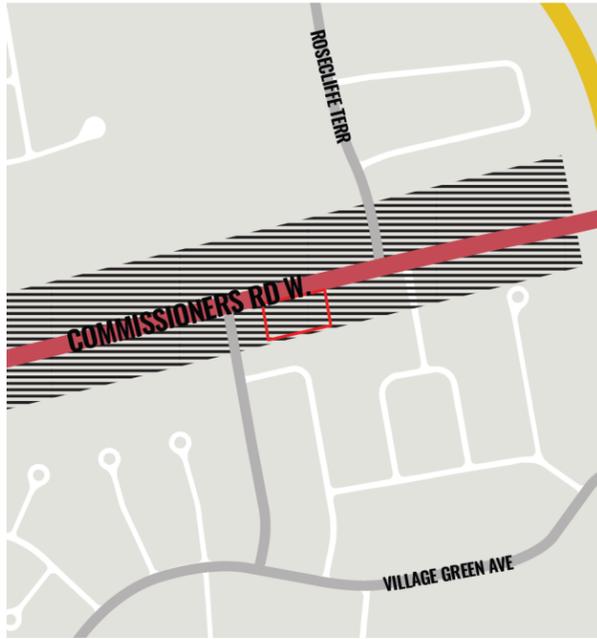
In accordance with Map 1 – Place Types of the London Plan, the project site is within the “Neighbourhoods” Place Type. Neighbourhoods are envisioned as diverse places that include a broad range of housing opportunities. The specific policies guiding new development are identified and summarized in the following section of this report and provide the primary guidance for redevelopment of the site.



- Open Space
- Shopping Area
- Neighbourhoods

/ Street Classifications

In accordance with Map 3 – Street Classifications of the London Plan, the project site has direct frontage on a “Civic Boulevard”. The intensity of development and range of uses permitted on a given site varies depending upon the street classification that a property fronts onto, in addition to a number of other factors.



- Civic Boulevard
- Urban Thoroughfare
- ▨ Special Permissions
- ▬ Neighbourhood Connector

S3.3 Key London Plan Policies

Project Site Conditions: 634 Commissioners Road W.

STREET TYPE	INTERSECTS WITH	PARK FRONTAGE
Civic Boulevard	n/a	n/a

/ Use

Table 10 - *Range of Permitted Uses in Neighbourhoods Place Type*, outlined on page 248 of the London Plan shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type. The range of uses available to a given site depends upon the order/ classification of the street on which it fronts.

Permitted Residential Uses:

<input checked="" type="radio"/>	Single-Detached
<input checked="" type="radio"/>	Semi-Detached
<input checked="" type="radio"/>	Duplex
<input checked="" type="radio"/>	Converted Dwellings
<input checked="" type="radio"/>	Street Townhouses
<input checked="" type="radio"/>	Cluster Townhouses
<input checked="" type="radio"/>	Triplexes
<input checked="" type="radio"/>	Fourplexes
<input checked="" type="radio"/>	Stacked Townhouses
<input checked="" type="radio"/>	Low-Rise Apartment Buildings

Permitted Not Permitted

/ Intensity

Table 11 - *Range of Permitted Heights in Neighbourhoods Place Type*, outlined on page 250 of the London Plan shows the range of permitted building heights in the Neighbourhoods Place Type. The minimum and maximum building heights applicable to a given site depends upon the order/ classification of the street on which it fronts.

Allowable Height (Storeys):

Min.	2
Max.	4
Upper Max.	6

/ Form

In accordance with policy 938 of the London Plan, *Residential Intensification* means the development of a property, site, or area at a higher residential density than currently exists. For residential intensification projects, the development must be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood (953).

Design Criteria for Residential Intensification

- Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.
- Building and main entrance orientation.
- Building line and setback from the street.
- Character and features of the neighbourhood.
- Height transitions with adjacent development.
- Massing appropriate to the scale of the surrounding neighbourhood.

/ Cultural Heritage Resources

The London Plan directs that new development/redevelopment projects on, and adjacent to, heritage designated properties and properties listed on the Register are to be designed to protect the heritage attributes and character of those resources, and to minimize visual and physical impacts on those resources. 634 Commissioners Road W. is listed on the City of London's Register of Cultural Heritage Resources. A preliminary Heritage Overview Report was prepared by Stantec for reference by the project team in the early planning stages. The report found that the existing Georgian Style Dwelling had both design/physical value and historic/associative value. The specific heritage attributes of the existing dwelling are outlined in the Heritage Impact Assessment which has been submitted in conjunction with this Zoning By-law Amendment application. Policy 568 of the London Plan further directs that conservation of whole buildings on properties identified on the Register is the preferred approach. As further detailed in this report, the concept plan envisions full retention of the original volume of the existing c. 1870 Georgian Style Dwelling.

/ City Design Policies

The City Design policies of the London Plan provide overarching urban design guidance for new development and public realm projects. The policies recognize that the design of the city is shaped by both its natural setting and its built form, with built form including elements such as streets, streetscapes, public spaces, landscapes and buildings. Overall, the policies seek to create positive relationships between these elements, which influence how people navigate and experience the City. In accordance with the applicable policies, planning and development proposals within existing and new neighbourhoods are required to articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context. In this regard, the information outlined in Section 2, 3 and 4 of this brief clearly articulates the character of the site and surrounding area. The design principles described and illustrated in Section 5 and the annotated graphics in Section 6 document how the proposed Zoning By-law and the conceptual site layout and building forms have been designed to respond to the unique context of the site, and have taken into account the City Design policies of the London Plan along with other specific planning and urban design policies.

/ Residential Intensification in Neighbourhoods

The London Plan encourages Intensification within existing neighbourhoods to help support aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. In addition to the general City Design policies, the Neighbourhoods Place Type policies provide additional form-based policy direction for intensification proposals. The overall goal of the policies is to ensure that intensifications projects are sensitive to, compatible with, and fit within the existing and planned neighbourhood context. This Planning and Design Brief has been prepared to aid in the evaluation of the proposal and draw direct links between key design considerations for residential intensification (see page 11 for list of key considerations) and the proposed site and building design. The graphics and illustrations in this brief also address functional considerations such as driveways, parking, landscaped open space, outdoor residential amenity area, buffering and setbacks, and waste storage/management which are key in evaluating the appropriateness of the proposed intensity of the development in the context of these policies.

/ Our Tools

The "Our Tools" section of the London Plan provides further detail and direction on how the Plan is to be implemented. With specific regard to planning and development applications, a Planning and Design Report was identified as a requirement of a complete application for this proposed Zoning By-law Amendment. This Planning and Design Brief has been prepared to articulate and address matters relating to the use, intensity and form of the proposal and allow for an evaluation of the proposal by Staff, Council, the public and other key stakeholders as it relates to the Evaluation Criteria for Planning and Development Applications.

S3.5 Existing Zoning By-law Implications

/ Residential R5-7(30) Zone

The project site is currently zoned Residential R5 Special Provision (R5-7(30)) Zone in the City of London Zoning By-law No. Z-1. The existing R5-7(30) Zone was applied to this site through the approval of a Zoning By-law Amendment application by Council in January 2023. The R5 Zone provides for and regulates medium density residential development. The special provisions for this zone provide for changes to density maximums and minimum front, side and rear yard depths. Additionally, the special provisions require an enhanced landscape buffer at the rear of the subject site. The following graphics highlight key regulations guiding development in the R5-7(30) zone. Our understanding of the existing zone permissions provides a frame of reference to measure and understand the degree of change being pursued through the proposed Zoning By-law Amendment and understand any potential impacts of the proposed change.

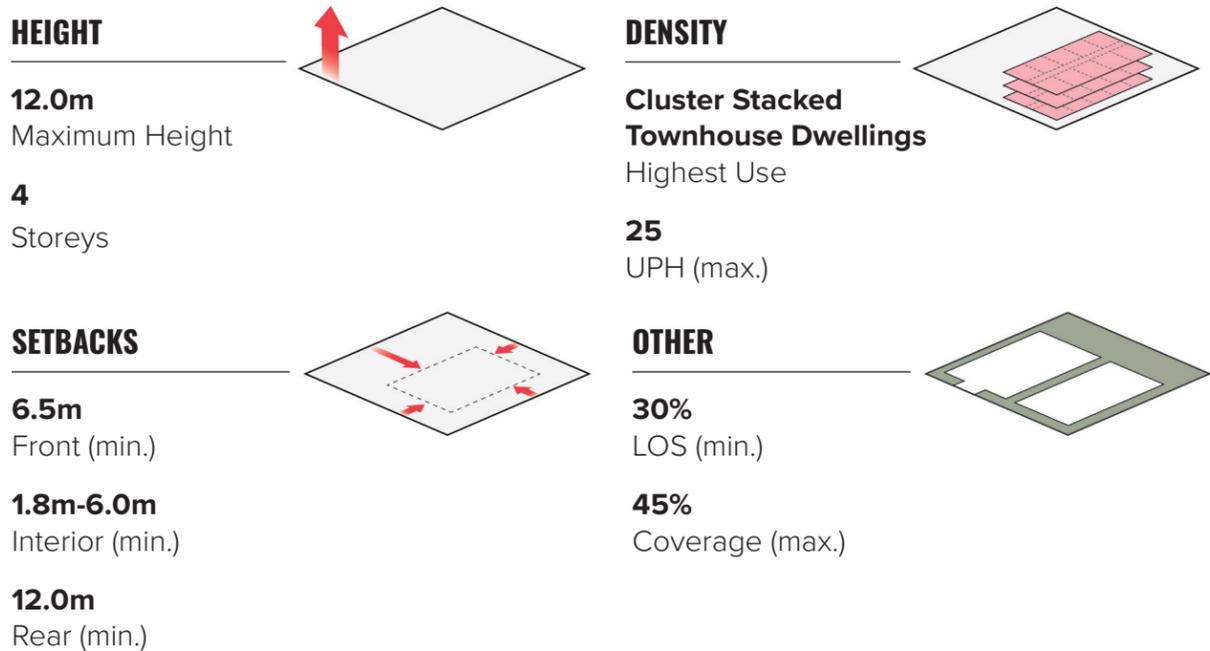


Figure 5: Key Existing Zoning By-law Regulations



Figure 6: Existing Zoning Map

/ Key General Regulations

The general provisions (Section 4) of the City of London Zoning By-law No. Z-1 contain development standards that apply in London irrespective of the specific zone category that is applied to the site.

Section 4.19 outlines requirements (design and quantity) for on-site vehicle parking. The project site is not located within the “exempt from minimum parking standards area”. The standard parking requirements for the uses contemplated in the proposed redevelopment are highlighted below for reference.

PARKING REGS.

Single-Detached

1.0 per unit

Stacked Townhouses

0.5 per unit

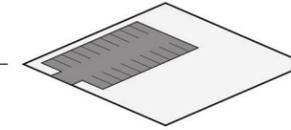


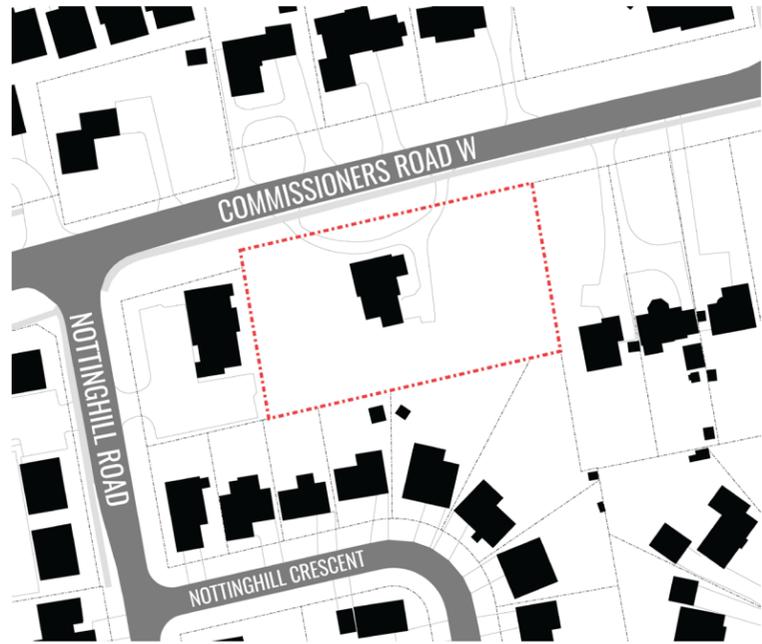
Figure 7: Key General Provisions

S3.6 Planning History

In January 2023, the City of London approved a Zoning By-law Amendment application for 634 Commissioners Road W. in London, ON. The site was rezoned from a Residential R1 (R1-9) Zone to a Residential R5 Special Provision (R5-7(30)) Zone to permit 10 townhouse units and one single-detached dwelling for a total of 11 units. Prior to the approval of the Zoning By-law Amendment in January 2023, no other significant/informative planning history was identified for the project site or lands immediately adjacent to the project site. The existing single-detached dwelling on the site has existed since prior to Zoning By-law Z-1 coming into effect in 1993.

It is worth highlighting that in October 2021, the City of London approved a Zoning By-law Amendment application by Foxwood Developments (London) Inc. (from R1-9 to R5-7(L)) to enable a 26-unit stacked townhouse at 584 Commissioners Road W. with a maximum density of 60 units per hectare and a maximum height of 4-Storeys. 584 Commissioners Road W. is approximately 160 metres east of the project site.

S4 SITE ANALYSIS



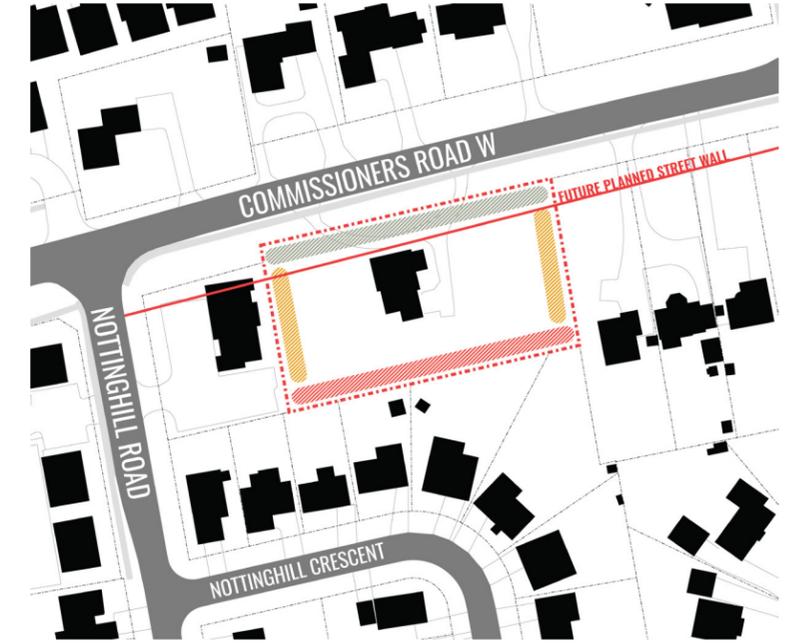
--- Site Boundary



■ ROW Dedication ● Vegetation ■ Heritage Dwelling



— Sidewalk — Bike Lane — LTC Bus Route ↔ Access



▨ Sensitive Interface ▨ Moderate Interface ▨ Active Frontage

1 Figure Ground

The project site currently contains an existing single-detached dwelling but is of suitable size and configuration to support redevelopment for infill housing. Properties to the south and east are developed with detached 1-2 storey single-detached houses. The site is bounded to the north by an arterial road (Commissioners Road W.). Existing development on the north side of Commissioners Road W. is comprised of 1-2 storey single-detached dwellings. The lands to the east of the property consist of a two-storey office building.

2 Physical Constraints

The northern portion of the project site is impacted by the ROW widening requirements along Commissioners Road W. (approx. 6.0m). The location and extents of the required right-of-way dedication is represented on the image above. The existing dwelling on the site is listed on the City of London's register of properties that are of cultural heritage value or interest (CHVI). Demolition is generally not supported by the City and heritage resources/attributes are encouraged to be incorporated into new development. In this regard, the project should seek to retain the existing c.1870 Georgia Style house. Lastly, significant portions of the site are interspersed with mature trees. Where possible, new development on the project site should attempt to preserve mature/healthy vegetation.

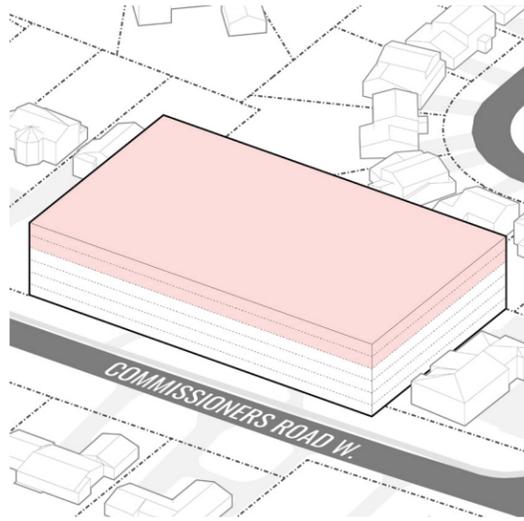
3 Mobility

The project fronts directly onto Commissioners Road W. which is a Civic Boulevard as per Map 3 – Street Classifications of the London Plan. Commissioners Road contains a two-lane cross section with intermittent left-hand turn lanes at intersections. The cross section also includes sidewalks on the south side of the vehicle travel lanes. LTC bus service is available in an eastbound direction along Commissioners Road W., with the nearest bus stop at the northwest corner of the subject site. The subject site contains two existing accesses to Commissioners Road W. Bike lanes are also planned along Commissioners Road W., however phasing for this section has not yet been identified in the city's Cycling Master Plan.

4 Edge Conditions

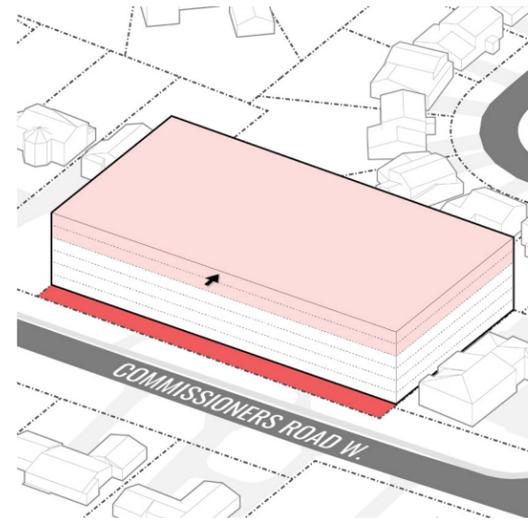
The site abuts a Civic Boulevard to the north, existing low-density residential to the south and east and an office building to the west. Properties to the east are anticipated to be redeveloped over time and such those edge conditions could change and become less sensitive. The placement, orientation and design of new development on the site will be required to respond to these conditions and minimize privacy impacts and protect access to sunlight/sky views for adjacent properties, particularly on the adjacent rear yards of the adjacent properties. New development will be required to foster activity on Commissioners Road W. to the extent possible. Front yard setbacks for new development will be required to address the future planned streetwall, which will have buildings closer to Commissioners Road W. in this location.

S5 DESIGN PRINCIPLES



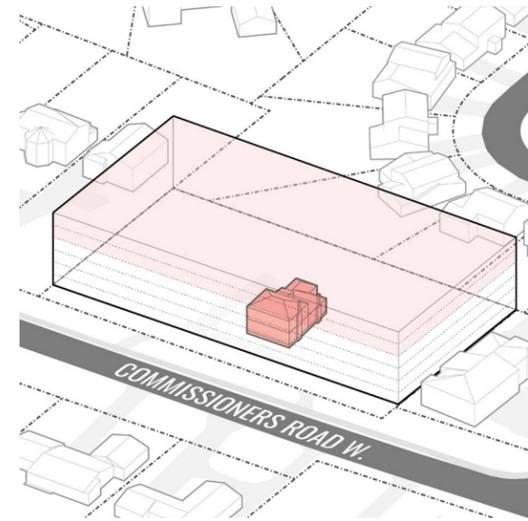
1 Residential Intensification

The site is currently underutilized and presents an opportunity for residential intensification/infill development. The proposed zoning framework will allow for low-rise built form (< 4-storeys) which is below the upper maximum height permitted by the applicable “intensity” policies of the Neighbourhoods Place Type.



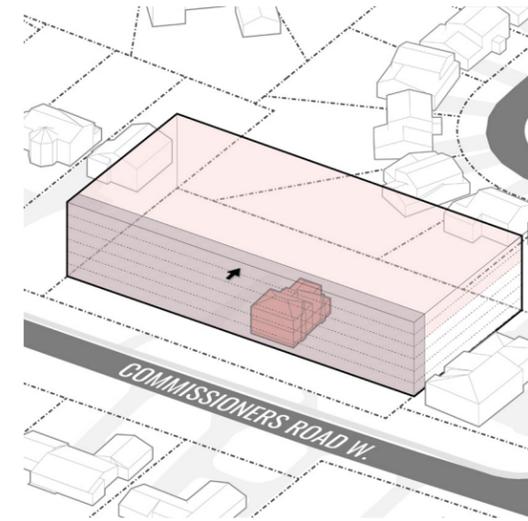
2 Account for Road Widening

An approximately 6.0 metre road right-of-way widening will be dedicated to the City of London along the frontage of the project site. This reduction in land area has been accounted for in the development design. The required widening will be implemented through the future site plan control application process.



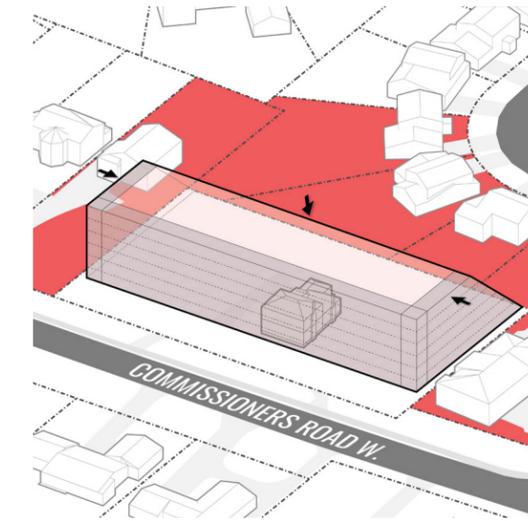
3 Retain the Heritage

An important principle of new development on the site is to ensure retention of the significant cultural heritage resources. This goal will be achieved through full retention of the original volume of the existing c. 1870 Georgian Style dwelling. The concept plans seek to retain the full volume of the original building and ensure that proposed new building forms do not alter the appearance, proportions or heritage attributes of the existing structure from the street.



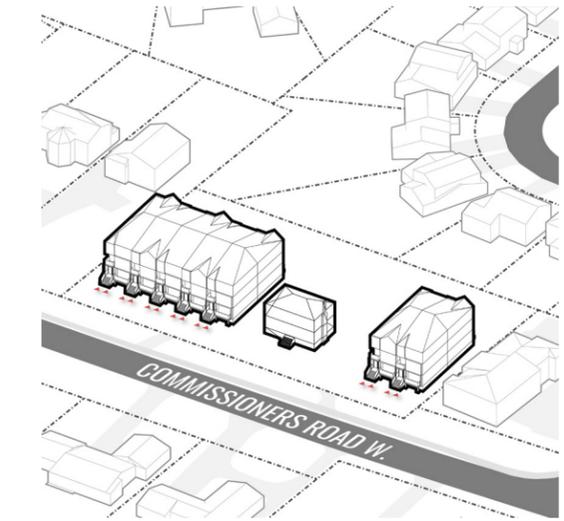
4 Celebrate Existing Streetscape

In order to limit visual impacts and preserve the contextual relevance of the existing heritage dwelling along the Commissioners Road W. streetscape, new buildings will be setback generally in line with the front face of the heritage dwelling.



5 Consider the Context

The massing of any new building(s) will be sensitive to neighbouring lower-scale uses and buildings that are not anticipated to change over time. In this regard, the proposed zoning regulations ensure that all buildings will fit within a 45 degree angular plane measured from the south property line. The proposed side yard setback requirements are structured to vary based on building orientation to accommodate appropriate facing distances based on the type of orientation (e.g., side-to-rear, front-to-rear).



6 Animate the Civic Boulevard

All new buildings have been oriented such that the primary building frontage faces towards Commissioners Road W. with principal unit entrances and walkways directly to the City sidewalk. Further, no parking is proposed to be located between the building nearest to the street and the street itself to preserve the pedestrian oriented character of Commissioners Road W. in this location.

Official Plan References

Neighbourhoods Place Type Policies - Table 10 & 11

Mobility Policies - Table 6
Our Tools Policies 1736-1751

Cultural Heritage Policies - Policy 565 & 568
City Design Policies - Policy 200
Urban Design Considerations for Residential Intensification - Policy 953

Cultural Heritage Policies - Policy 565
City Design Policies - Policy 256
Urban Design Considerations for Residential Intensification - Policy 953

City Design Policies - Policy 199, 252, 253 & 298
Urban Design Considerations for Residential Intensification - Policy 953

City Design Policies - 222A & 268
Urban Design Considerations for Residential Intensification - Policy 953

NOTE: The above noted urban design principles have been informed by the applicable policy, regulatory and contextual considerations for the site, many of which are highlighted in the preceding sections of this brief. These principles are central to our planning/design narrative for the site and the overall project goal of being sensitive to, compatible with, and a good fit within, the existing and planned urban fabric of the surrounding area. The images do not represent buildings. They show a potential “outer-envelope” within which a building or multiple buildings could be built.

S6 THE PROPOSAL

S6.1 Proposed Zoning By-law Amendment

The proposed Zoning By-law will provide a framework for a ground-oriented residential infill development in the form of stacked townhouses and a single-detached dwelling up to a maximum of 12.0 metres in height (4-storeys) and a maximum density of 65 units per hectare. The proposed Residential R5 Special Provision (R5-7(L)) Zone includes special regulations to account for the built form, density and modified enhanced landscape strip of the updated development concept. The proposed zone and special regulations are structured to facilitate an appropriate range of desirable site design and built form outcomes, however, the zone is not tied to a specific development design. In this regard, the proposed Zoning By-law Amendment will “lock-in” the key development and built form standards but will also allow for a degree of flexibility to address site and building design details through the future Site Plan Control application process.

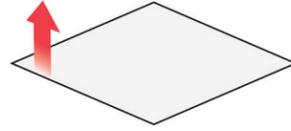


Figure 9: Existing Zoning



Figure 10: Proposed Zoning

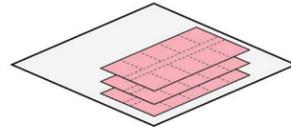
PROPOSED HEIGHT



STOREYS

3.5

PROPOSED DENSITY



UPH

65

/ Proposed By-law

634 Commissioners Road W. Zoning			
Regulation	R5-7	Proposed R5-7(L)	Special Explanations
Permitted Uses	See Section 9.2	Notwithstanding Section 9.2, a Single-Detached Dwelling will also be permitted.	1
Lot Area (min.)	1,000m ²	-	
Lot Frontage (min.)	30.0m	-	
Front and Exterior Side Yard Depth (min.)	8.0m	5.0m	2
Interior and Rear Yard Depth (min.)	0.5 metres (1.6 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms	<p>Interior: 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7ft.) when the wall of a unit contains windows to habitable rooms.</p> <p>Rear: 1.0 metres (3.28 feet) per 1.0 metres (3.28 feet) of main building height but in no case less than 6.0 metres (19.7ft).</p>	3
	3.0 metres (9.8 feet) where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior side yard.		4
Landscaped Open Space (min.)	30%	-	
Lot Coverage (max.)	45%	-	
Height (max.)	12.0m	-	
Density (max.)	60uph	65uph	5
Parking	Single-Detached: 1.0/unit Stacked Townhouse: 0.5/unit	-	
Enhanced Landscape Strip	N/A	A minimum 3.0m deep landscape strip shall be required along the south lot line.	6

Table 2: Special Regulations Overview

Note: See page 21-22 for additional details and explanation for proposed special regulations.

/ Special Regulation Explanations

1 Permitted Uses

Single-detached dwellings are not permitted as a use in the R5-7 Zone. The special regulation is being included recognizing that the heritage dwelling is being retained as a single-detached dwelling as part of the development concept.

Official Plan References

Cultural Heritage Policies - Policy 565 & 568
 City Design Policies - Policy 200
 Urban Design Considerations for Residential Intensification - Policy 953

4 Enhanced Contextual Rear Yard

The proposed zoning by-law includes an enhanced rear yard setback requirement recognizing that existing low-rise residential development and rear yard amenity spaces to the south are not planned to change by way of the applicable policy framework. The enhanced regulation will ensure all new buildings on the project site fit within a 45-degree angular plane measured from grade, thereby mitigating potential massing and shadow impacts.

City Design Policies - Policy 252 - 253
 Urban Design Considerations for Residential Intensification - Policy 953

2 Streetwall Character

The retained heritage dwelling is setback approximately 6m from the ultimate road allowance along Commissioners Road W. In order to preserve the contextual relevance of the heritage dwelling along the streetscape, the front yard setback regulation has been structured to ensure that the front face of any new buildings on the site is generally in line with the front face of the heritage dwelling.

Official Plan References

Cultural Heritage Policies - Policy 565
 City Design Policies - Policy 256
 Urban Design Considerations for Residential Intensification - Policy 953

5 Density

The proposed maximum density provision of 65uph will allow for the implementation of the proposed development concept of 28 stacked townhouse units and one single-detached dwelling unit and will align with the vision for the Civic Boulevard Place Type as an area targeted for residential intensification that can support future higher order transit.

Planning Measures for Use, Intensity and Form - Policy 753
 Approach for Planning Neighbourhoods - Use, Intensity and Form - Policy 919

3 Contextual Side Yards

For intensification in existing neighbourhoods, the Official Plan requires the placement/orientation of new buildings to take into account the context of the site and minimize potential impacts on adjacent properties. The proposed zoning by-law includes variable side yard setback requirements that balance intensification/efficient use of the site with sensitivity to the context as it relates to yard setbacks and building orientation of the built form along Commissioners Road W.

City Design Policies - Policy 252 - 253
 Urban Design Considerations for Residential Intensification - Policy 953

6 Green Buffer Zone

The site possesses a unique collection of mature trees, particularly along the frontage of the site and, to a lesser extent, along the rear property line. Given the context of the site and the details of the proposed concept plan, we have included a minimum landscape strip regulation for the rear of the property to provide enhanced opportunities for tree preservation and new tree growth.

City Design Policies - Policy 258
 Urban Design Considerations for Residential Intensification - Policy 953

/ Setbacks Rationale

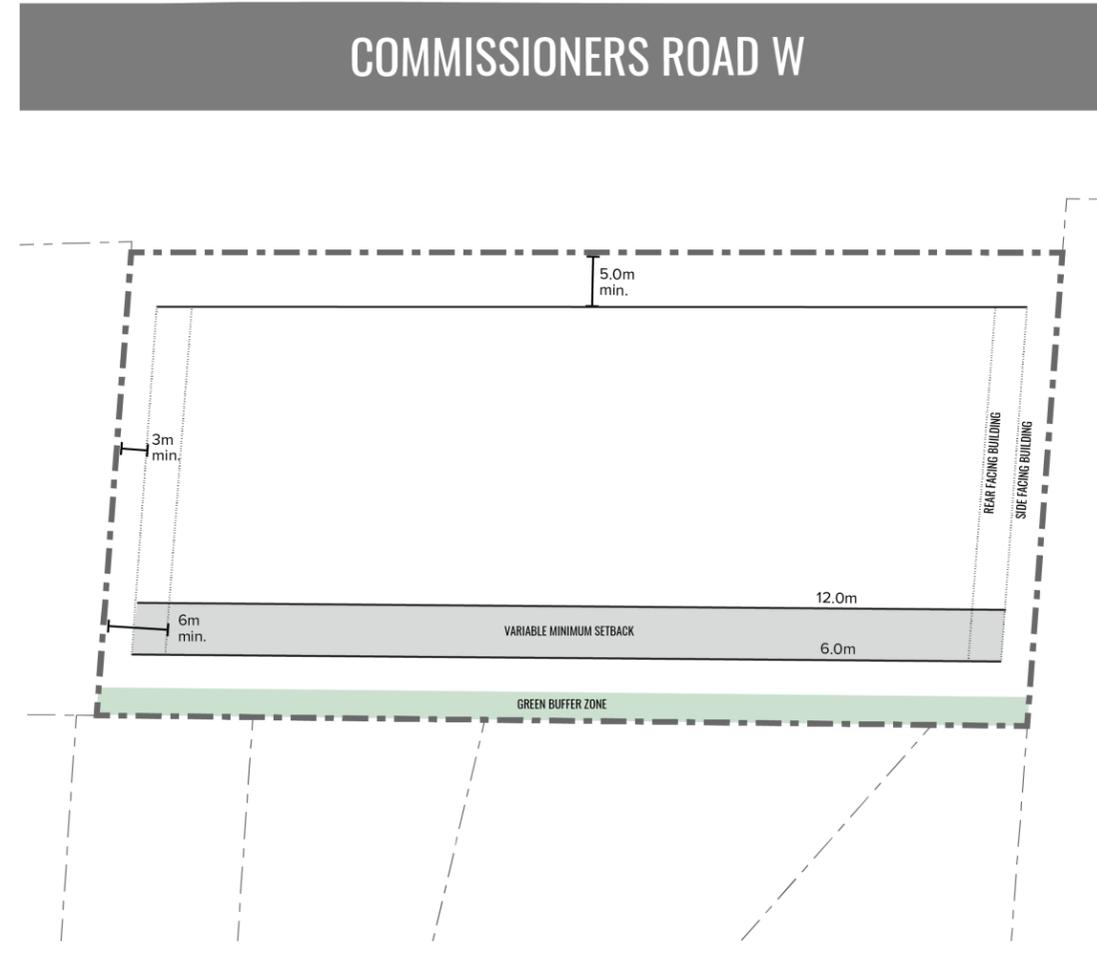


Figure 11: Corridor Context Diagram

Explanation: Residential intensification is fundamentally important to achieve the vision and key directions of the London Plan. In achieving intensification, compatibility and fit (from a site layout and building placement perspective) is an important design objective.

Figure 11 on this page illustrates the depth of the proposed zoning by-law which has been established for the project site based on the existing and planned context of the site and surrounding properties.

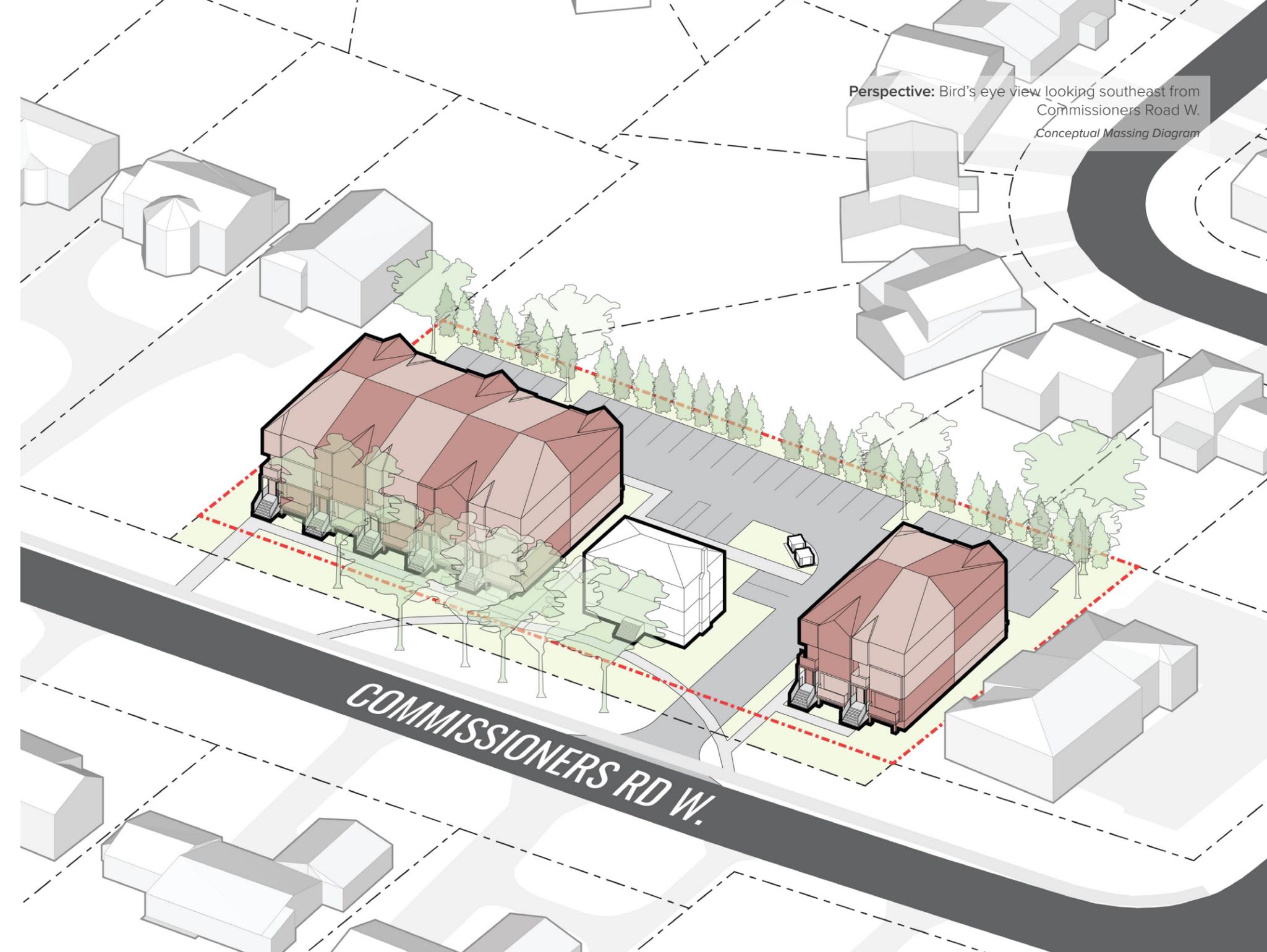
New buildings developed adjacent to neighbouring properties will be eligible for a reduced side yard setback (3.0 metres), where the side of the building is facing/oriented to the applicable side yard. This is common in the Residential Zone categories of Zoning By-law Z.-1. This approach will serve to preserve reasonable access to sunlight and minimize overlook onto rear yard amenity spaces.

A 6.0 metre minimum setback will be maintained in all cases where the rear or front of a building faces the side lot line, regardless of the building's location on the site. Additionally, the rear 3.0m of the property will be preserved as a landscaped area to enable and preserve opportunities for tree retention.

S6.2 Proposed Development Concept

/ Street-Oriented Urban Towns

The following illustrations and graphics provide an overview of the updated development concept for 634 Commissioners Road W. The development concept is representative of the developer's future intention for the project site and represents a desirable implementation of the proposed Zoning By-law Amendment outlined in Section 6.1 of this brief. The concept includes two 3.5-storey stacked townhouse buildings containing a total of 28 new townhouse units and the retention of the existing c.1870 Georgian Style dwelling as a single-detached unit. In total, the proposed development includes 29 residential units. The required vehicular parking for the new townhouse forms is provided through surface parking. The conceptual site design also includes 4 surface parking stalls for visitors. A dimensioned conceptual site plan and has been prepared and is available for public download at www.siv-ik.ca/634cw. A series of simplified supporting illustrations have been included in this report to highlight key elements of the conceptual site and building design in a manner that enables a more seamless evaluation by stakeholders and decision-makers. The detailed conceptual site plan should be referred to where detailed dimensions and specifications are required for review or evaluation.



/ Concept Plan At-A-Glance

SITE AREA

0.445
Hectares

DWELLING UNITS

29
Dwelling Units

1 Single-Detached **28** Stacked Townhouse

BUILDING HEIGHT

3.5
Storeys

12.0
Metres

PARKING

Overall Rate
1.14/unit

29 Resident Stalls **4** Visitor Stalls

DENSITY

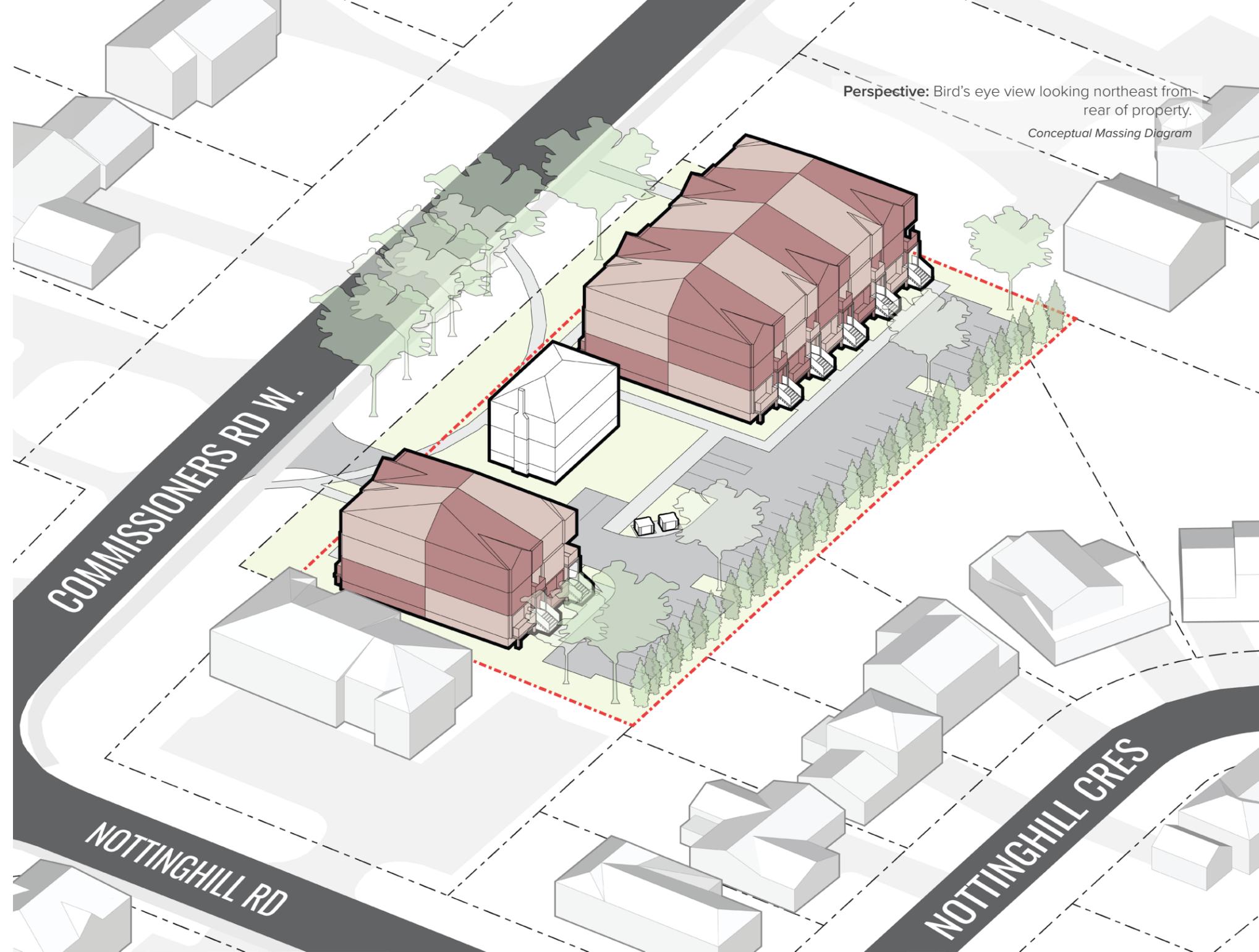
0.79
Floor Area Ratio

65
Units Per Hectare

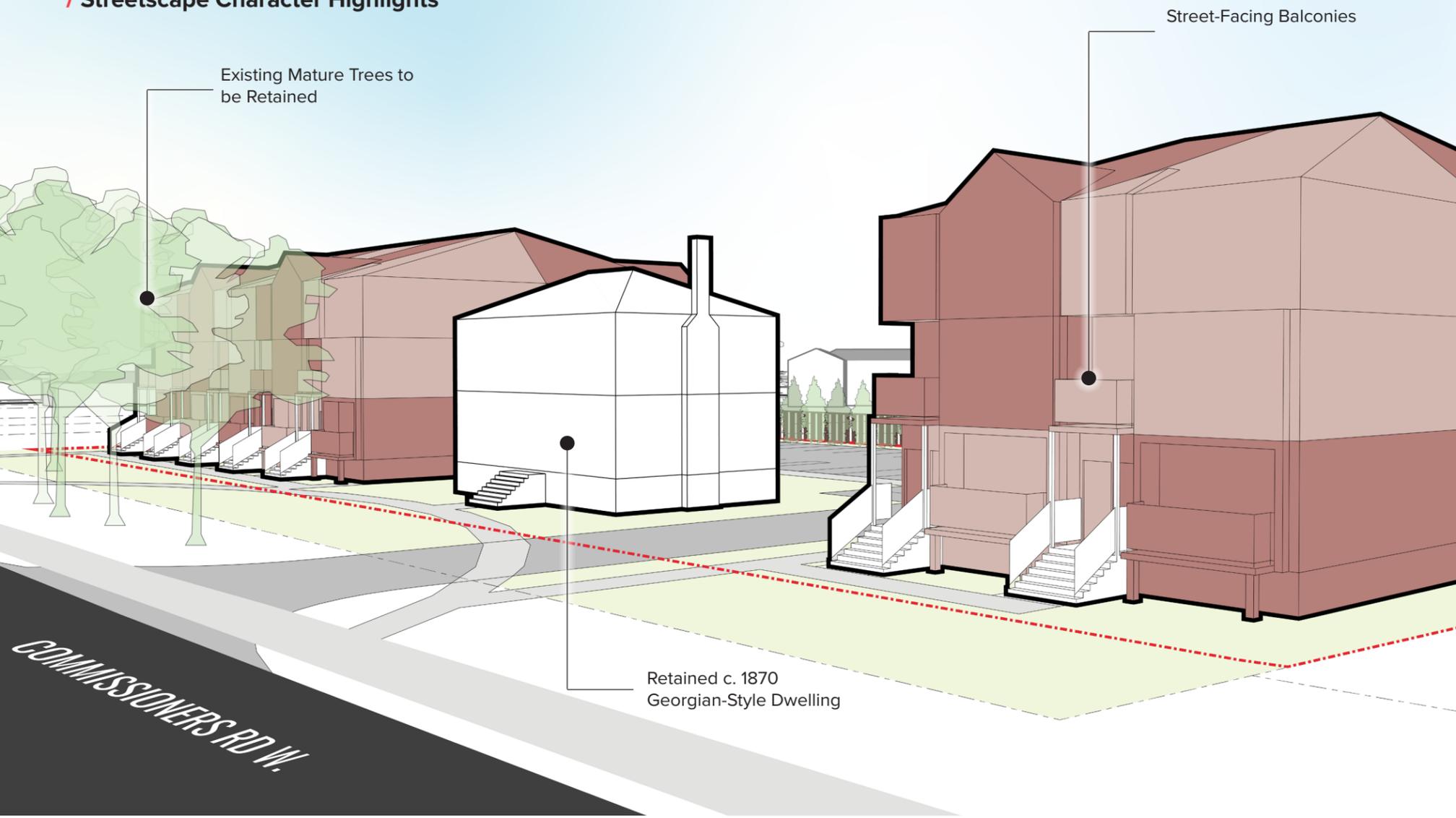
OTHER

Landscaped Open Space
38%

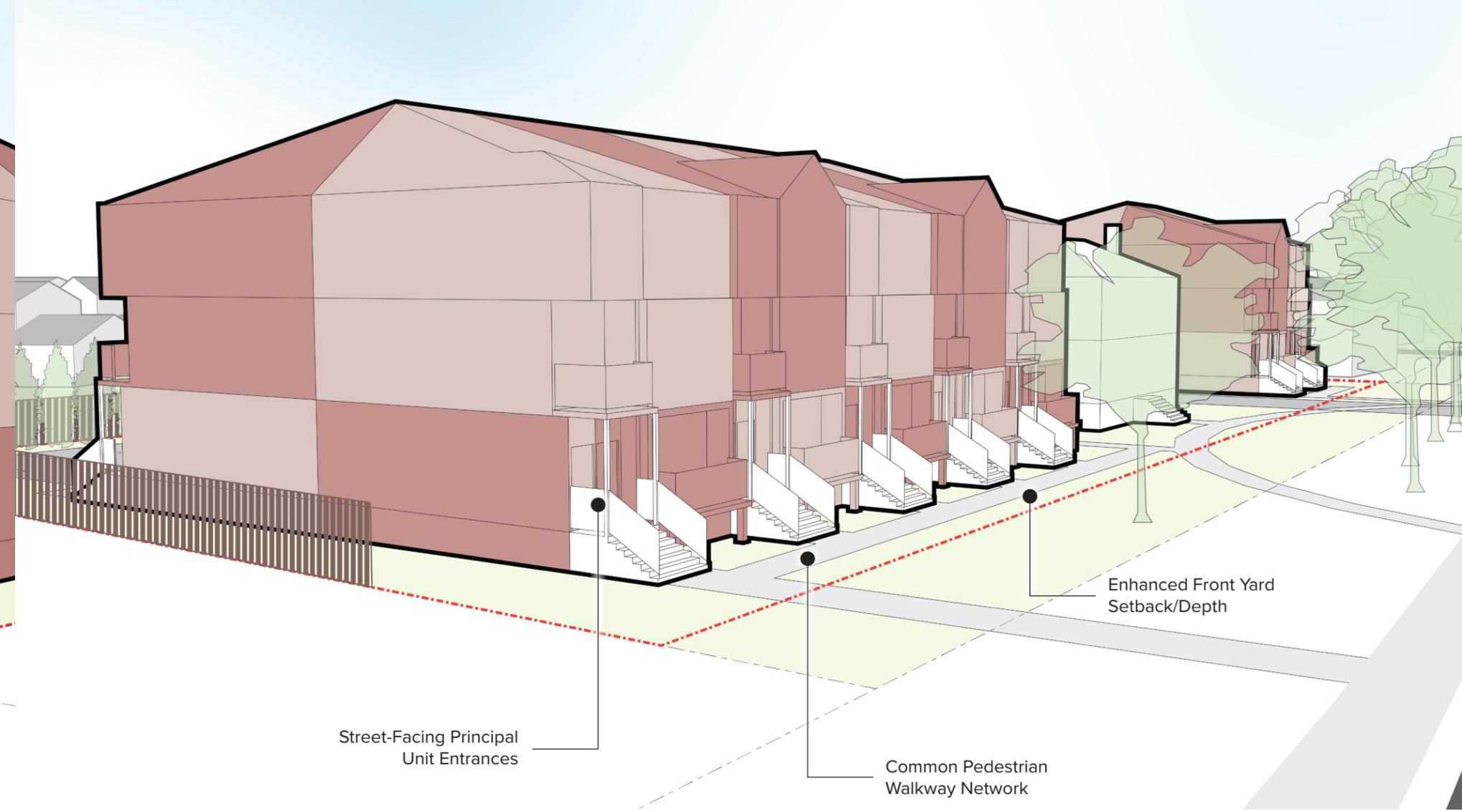
Lot Coverage
21%



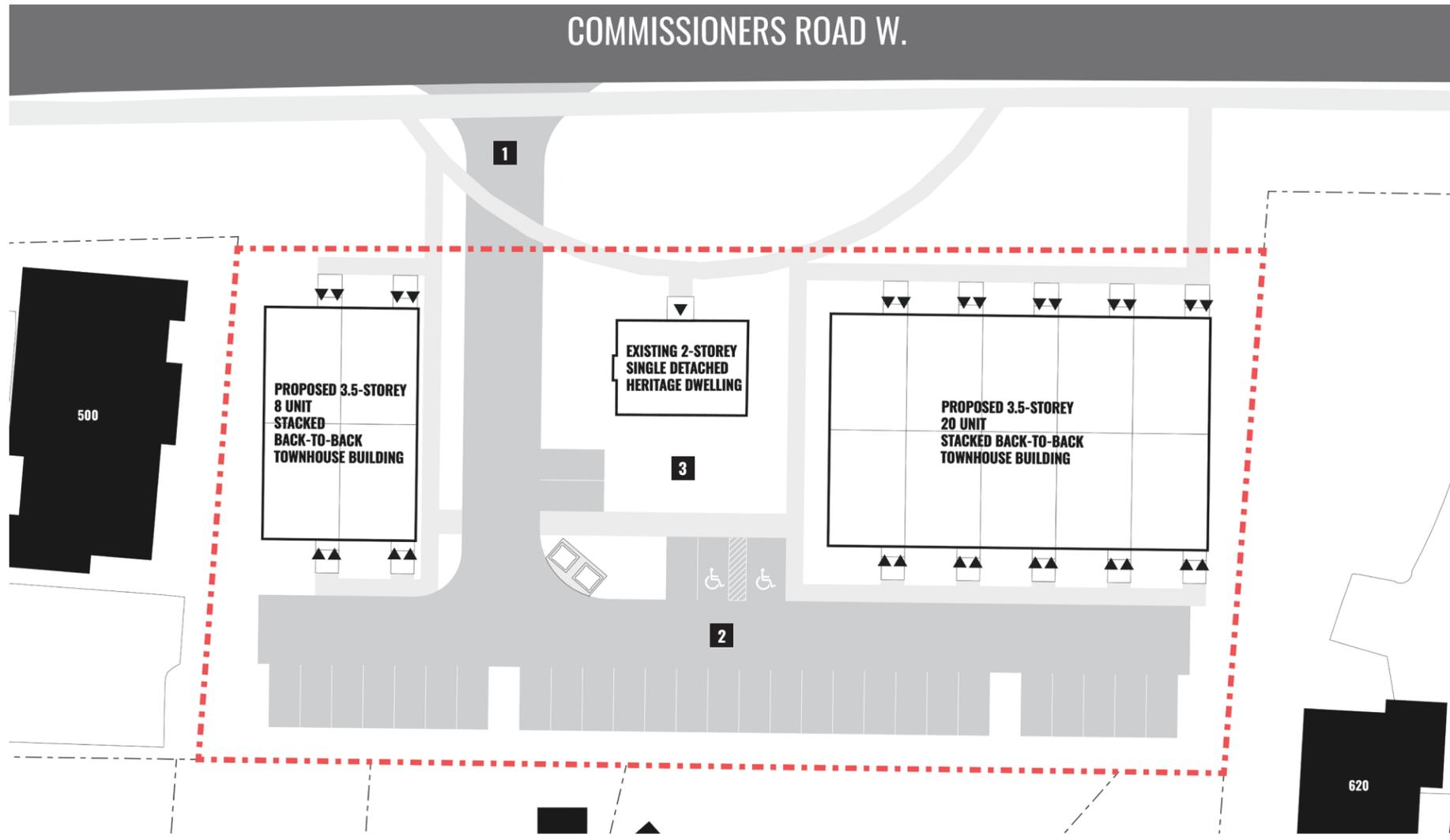
/ Streetscape Character Highlights



Perspective: Streetscape view looking southeast from west side of property.



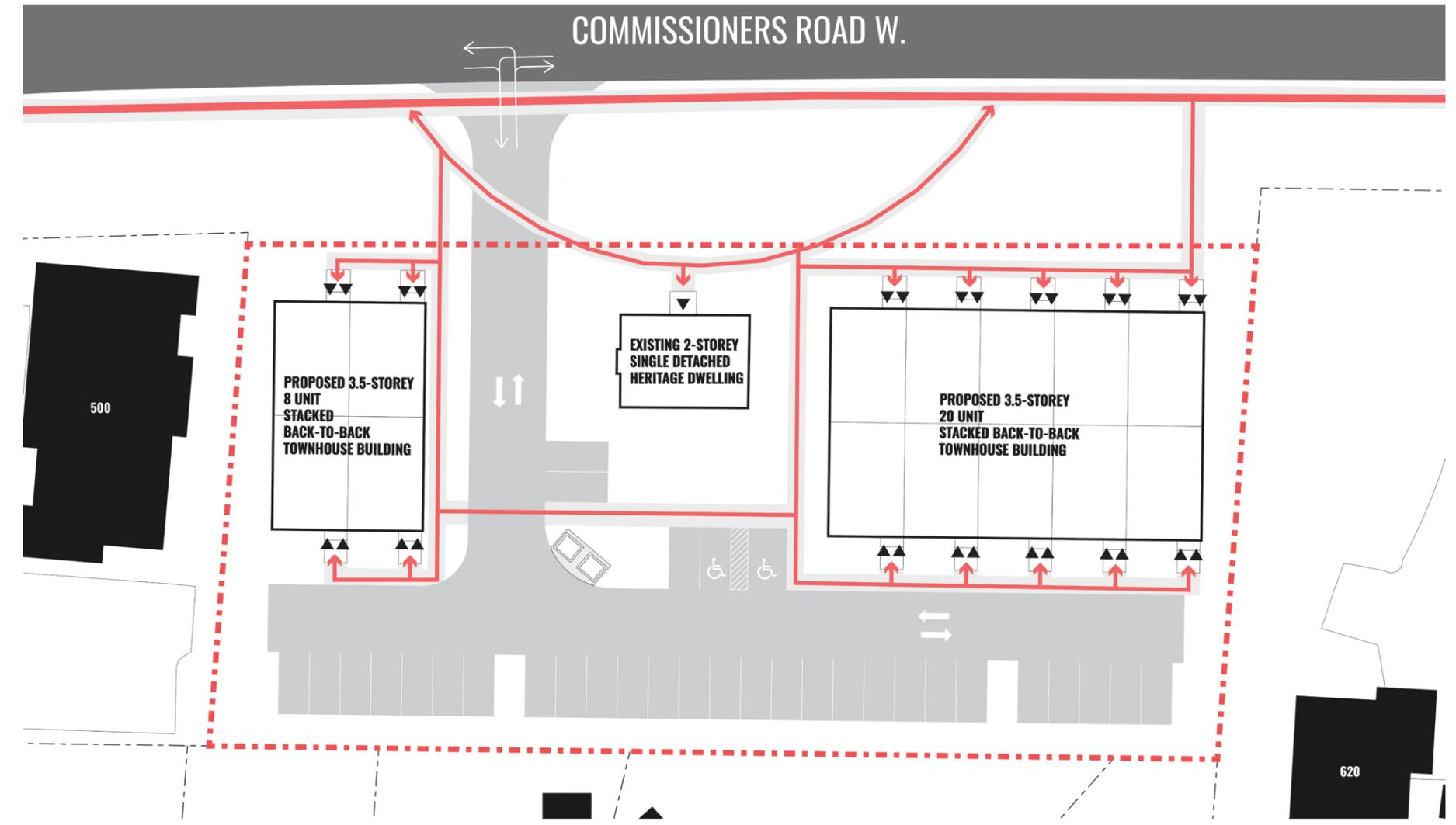
Perspective: Streetscape view looking southwest from east side of property.



- LEGEND**
- ▲ Individual Unit Entrances
 - ⋯ Site Boundary
 - Building Footprint
 - 1** New Site Access
 - 2** Surface Parking Area
 - 3** Shared Outdoor Amenity Area(s)

NOTE: This simplified site concept plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the key attributes of the development concept. For dimensions and full site details, please refer to the 2023-09-27 conceptual site plan.

Figure 12: Simplified Site Concept Plan

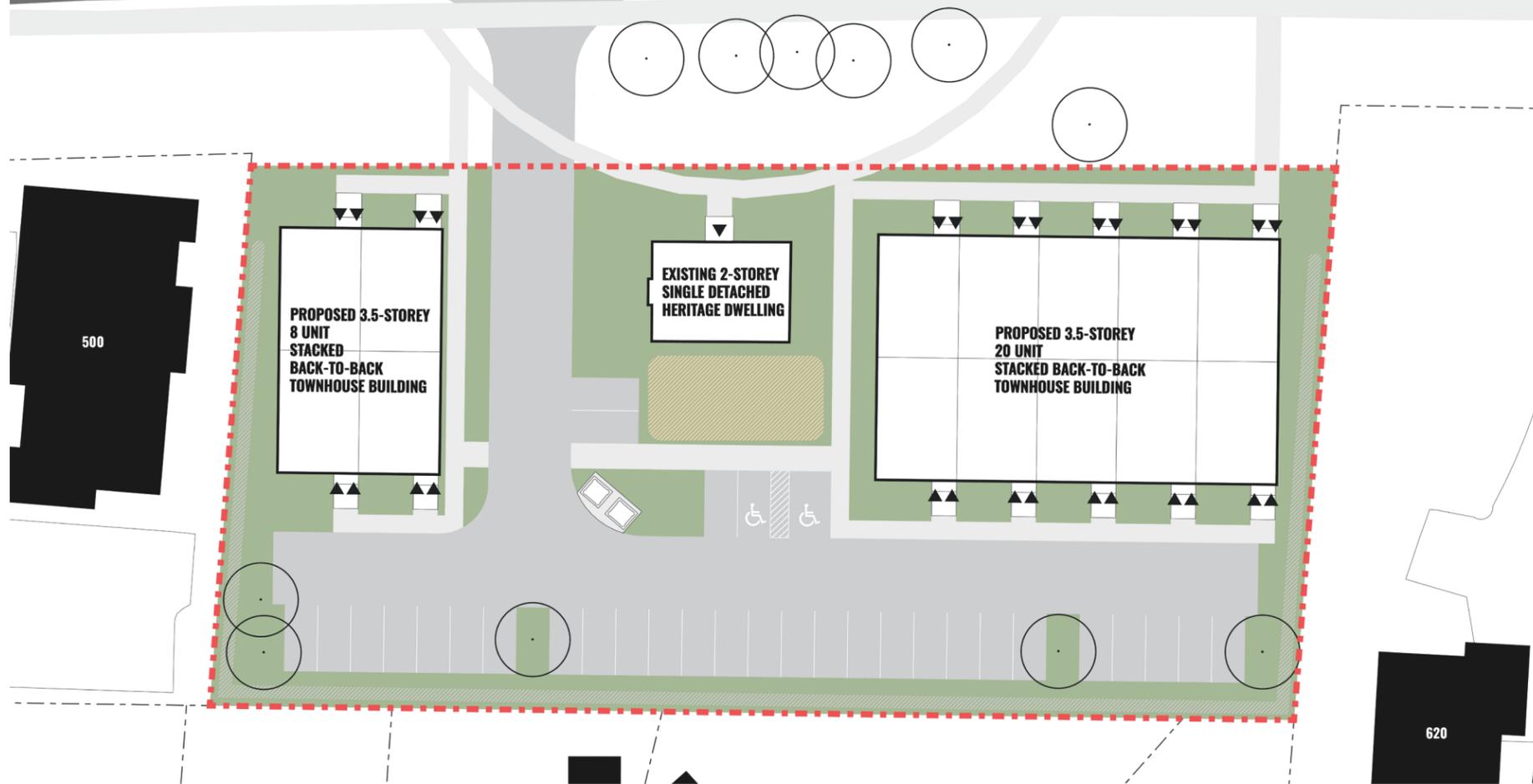


- LEGEND**
- ▲ Individual Unit Entrances
 - ⋯ Site Boundary
 - Building Footprint
 - Existing Sidewalk
 - Pedestrian Circulation
 - Vehicle Circulation/Movements

NOTE: This simplified site access and circulation plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the key attributes and functions of the development concept related to vehicular and pedestrian movements. For dimensions and full site details, please refer to the 2023-09-27 conceptual site plan.

Figure 13: Site Access & Circulation Plan

COMMISSIONERS ROAD W.



LEGEND

- ▲ Individual Unit Entrances
- Potential Tree Location
- Common Amenity Area
- ⋯ Site Boundary
- Landscaped Area
- Enhanced Edge Treatment
- New Building Footprint

NOTE: This simplified landscape plan has been prepared based on the detailed site concept plan by Siv-ik Planning & Design Inc. It is meant to aid in illustrating the parameters for the future detailed landscape plan which will be prepared by a Licensed Landscape Architect during subsequent stages of the planning process and reviewed through the Site Plan Control application.

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Figure 14: Conceptual Landscape Plan

S7 TECHNICAL ISSUES

S7.1 Tree Preservation

The City Design Policies of the London Plan highlight a desire to preserve and incorporate existing mature trees into new developments, where possible. The Tree Assessment Report (dated July 2022) prepared by Ron Koudys Landscape Architects Inc. (RKLA) has been updated and has been submitted as part of the complete Zoning By-law Amendment application. The updated report is available for public download on the project website. The report identifies and evaluates all trees greater than 10 cm in diameter measured at breast height on, and within 3 metres of, the project site. The inventory identified 32 existing trees of varying species and quality along with significant coniferous and deciduous hedges. The size, location and quality of the existing trees can be found on the Tree Preservation Drawing in Appendix A of the RKLA Report. No rare or endangered tree species were identified. In considering the potential impacts and disturbance associated with the proposed development concept, it was been concluded that there is potential to preserve 7 out of the 32 existing trees as well as the existing hedges. The preservation plan will continue to be refined through subsequent stages of the development process when further details about site grading and engineering are finalized (e.g., through the future site plan control application process). From a zoning perspective, it is important to highlight that the proposed Zoning By-law includes a special regulation which secures the provision of an enhanced landscape strip along the south property boundary. New tree plantings will be contemplated through the future landscape plan which will be prepared during the site plan control application process.

S7.2 Archaeological Resources

The PPS 2020 and the City of London Official Plan all call for the preservation of significant archaeological resources. The project site was identified as being within an area of archaeological potential as per the City of London Archaeological Master Plan. As such, A Stage 1-2 Archaeological Assessment was carried out by Lincoln Environmental Consulting Corp. in March 2022. The report has been submitted as part of the complete application for the proposed Zoning By-law Amendment and is available for public download on the project website. No archaeological resources were identified during the Stage 2 assessment which involved on-site evaluation/test-pitting. As such, no further archaeological assessment of the property is recommended and no disturbance of archaeological resources is anticipated to occur.

S7.3 Servicing

Through the pre-application consultation process with the City of London, it was required that the servicing brief (dated May 2022), which was submitted as part of the previous Zoning By-law Amendment application be amended. Eng Plus Ltd. was retained to amend the Servicing Strategy Report to support the updated development concept and Zoning By-law Amendment application. The Servicing Strategy Report has been updated and has been submitted as part of this current Zoning By-law Amendment process. The report demonstrates the proposed sanitary and storm outlets, the maximum peak flows which will result from the proposed development and an overview of necessary extensions to underground services that will occur at the developers expense.

The updated Eng Plus report found that, despite the fact there is no sanitary sewer fronting the site, there is an existing municipal sanitary sewer stub just 30m east of the site. 634 Commissioners Road W. was included in the design of this sanitary sewer as a single family lot (per City as-built Plan No. 10,589). From a capacity perspective, it was found that the design flow to the existing sewer on Rosecliffe Terrace is 1.38 l/s, less than the original design flow-rate (1.55 l/s) and therefore there are no anticipated capacity issues related to the proposed development.

For the post-development conditions, drainage for the site (approximately 0.445 hectares) is proposed to be collected through the on-site catch basins and underground private storm sewer system that will convey the flow to the existing roadside ditch on Commissioners Road W., east of the site. Stormwater quantity and quality impacts from the development will be mitigated through implementation of stormwater control measures including on-site storage and an oil/grit separator.

S7.4 Heritage Impact Assessment

As is previously noted throughout this report, 634 Commissioners Road W. is currently listed on the City of London's Register of Cultural Heritage Resources. The property was added to the register on March 26, 2007. In order to inform the previous conceptual development plan for the site, Stantec completed a Heritage Overview Report which examined the property against the Ontario Regulation (O. Reg.) 9/06 criteria for determining cultural heritage value and significance. Based on the initial heritage evaluation, the property was determined to possess Cultural Heritage Value/Significance. Specifically, the property was found to have design/physical value in that the dwelling at 634 Commissioners Road W. has design value as a representative Ontario vernacular structure with Georgian and Italianate design influences. Key elements of the structure include the hip roof, square plan, symmetrical main elevation, and pediment window and door surrounds. 634 Commissioners Road W. was also found to have associative value in that it is directly associated with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. Both the Kilbourn and Teeple families were part of the initial wave of settlers to Westminster Township from the United States in the decades after the American Revolution and also important early settlers in the area.

Based on the results of the Heritage Overview, the project team sought to preserve the cultural heritage elements of the property through the development plan. It was found that the contemporary garage and enclosed porch do not demonstrate physical or design value and as such they are proposed to be removed.

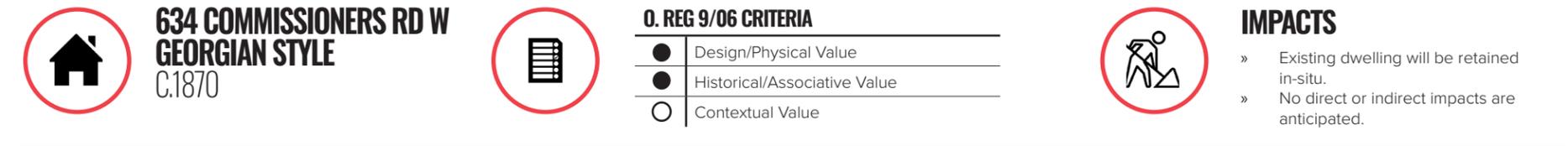


Figure 15: HIA Highlights

Through the pre-application consultation process with the City of London, it was required that the Heritage Impact Assessment (dated July 2022), which was submitted as part of the previous Zoning By-law Amendment application, be amended. The amended HIA evaluated the potential direct or indirect impacts of the proposed development on the heritage resource. With regard to direct impacts, no demolition or alteration of heritage attributes of the site will result. The attached garage and enclosed porch will be removed, however these additions were found to contain no significant heritage attributes. The existing dwelling will be retained in situ including all of the significant heritage attributes.

In terms of indirect impacts, the HIA concludes that the only potential indirect impact is through land disturbances and vibration during construction. Mitigation measures can be employed to limit the potential for any disturbances. The new development has been designed to be sympathetic to the retained heritage dwelling in that, the front facade of new buildings will be generally in line the front face of the existing heritage dwelling, the west side of the dwelling is being buffered by the proposed driveway to preserve views to the structure from the Commissioners Road W. streetscape and the materials and proportions of the new townhouse forms adjacent to the retained heritage dwelling will be designed to complement the existing building. Based on the conclusions of the HIA, the project has been designed to protect the heritage attributes and character of the resource and will minimize visual and physical impacts on those resources. The ultimate design outcome is representative of a best practice approach from a heritage conservation perspective.

S8 ENGAGEMENT SUMMARY

S8.1 Our Program

We understand that change in neighbourhoods warrants conversation. Royal Premier Homes and the project team are committed to engaging with local residents during this process. As part of the previous Zoning By-law Amendment process for the project site, our community engagement program was designed to provide an opportunity for those who were interested to learn about the vision for the site early on in the planning process and to share their thoughts. As part of this current Zoning By-law Amendment process, our community engagement program has been designed to inform local residents on the updates proposed to the development concept and provide an opportunity for those who are interested to share their thoughts.

The timeline below shows a general overview of the steps in the planning process for 634 Commissioners Road W. and how those steps intersect with our applicant-led community engagement program.

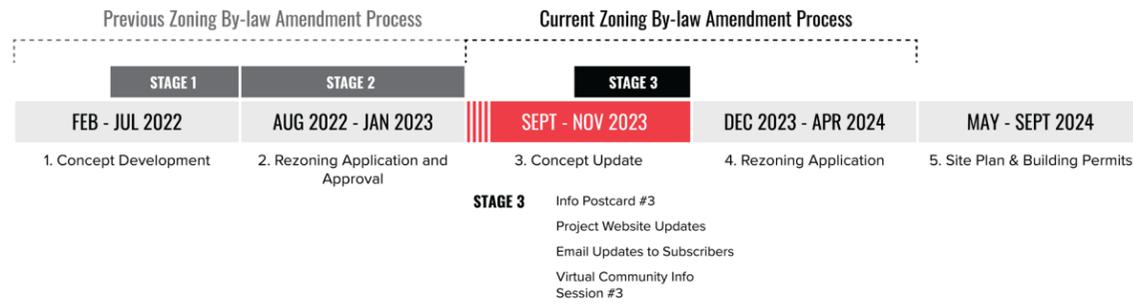


Figure 16: Engagement Program Overview

Feedback received through our outreach program is used to deepen our understanding of the local context and shape some elements of the design of the project, where possible. We acknowledge that change is difficult and that no outcome will satisfy all interested parties completely. As such, the project team cannot integrate everything suggested by our neighbours and the community at-large. However, we commit to: providing residents with quality and up-to-date information about the project; helping residents to understand how they can participate in the process; asking for their thoughts and opinions; and, sharing what we have heard and our team’s response to it.

STAGE 3 TACTICS



Info Postcard

170 information postcards were circulated to surrounding homes and businesses to notify local citizens of the planned redevelopment via direct mail and direct them to the project website.

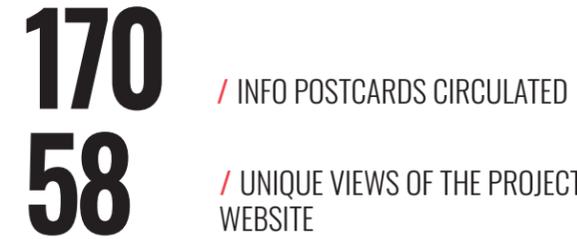
Project Website

A project website (www.siv-ik.ca/634cw) was launched on May 10, 2022 to provide a “home-base” for sharing information and updates about the project and gathering feedback through an online feedback form. On October 18, 2023, the project website was updated with the new development concept for the site.

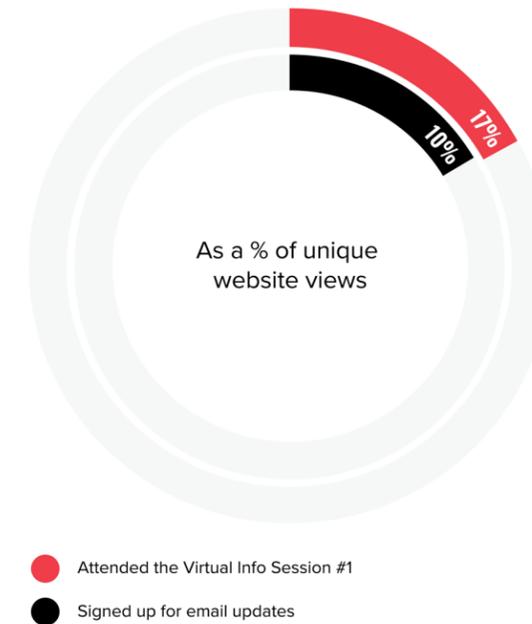
Virtual Community Info Session

The project team hosted a Zoom webinar on November 1, 2023 to provide a live forum to share information directly with residents/participants and facilitate a Q & A session with lead members of the project team.

REACH



ENGAGEMENT



FEEDBACK



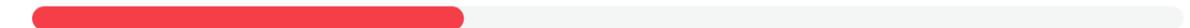
TOPICS OF INTEREST

Key topics of interest have been extracted from the feedback and comments provided. The table below shows the frequency that respondents provided feedback on specific topics. Some respondents provided feedback on more than one topic of interest. In some cases, comments were received that could not be organized into a topic of interest but were taken into consideration as part of this application process and included in this report.

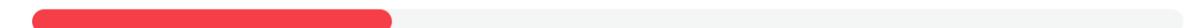
Built Form



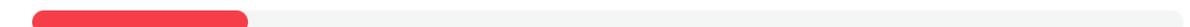
Site Design



Traffic



Demographics/Tenure



NOTE: The graphics and text above represent highlights of Stage 3 of our community engagement program.

S9 INTERPRETATION

1 Purpose of this Brief

We understand that sites are not blank slates. This Planning and Design Brief outlines the planning and design rationale for the updated concept for 634 Commissioners Road W. The Brief provides an overview of the proposed Zoning By-law Amendment and Concept Plan which is representative of the project team's best thinking for the site's redevelopment, considering the policy, regulatory and physical context. The Brief is meant to highlight the key factors that shape development on this site and help stakeholders to understand how those key factors have shaped the proposed Zoning By-law and Concept Plan.

2 The Development Design

The proposed zone and special regulations are structured to facilitate an appropriate range of desirable site design and built form outcomes, however, the zone is not tied to a specific development design. The proposed Zoning By-law Amendment will "lock-in" the key development and built form standards for the new concept, but will also allow for a degree of flexibility to address site and building design details through the future Site Plan Control application process. The specific development plans highlighted in the report are conceptual in nature and are subject to a degree of change through the future development design and approval process.

3 Stakeholder Engagement

The project team has carried out early engagement with City Administration and surrounding residents to inform the updated redevelopment vision for the site and looks forward to continuing to do so as the application progresses through the review.



REFERENCES

1. Site Survey prepared by Callon-Dietz Inc., dated April 8, 2022.
2. City of London Westmount Planning District Profile (2016)
3. The London Plan
4. City of London Comprehensive Zoning By-law Z-1.
5. City of London, Register of Cultural Heritage Resources (Last updated July 2, 2019).
6. Due Diligence Report, prepared by Zelinka Priamo Ltd., dated May 6, 2016.
7. City of London Staff Report Z-9327 re: 584 Commissioners Road W., dated October 18, 2021.
8. City of London, London CityMap (Last updated October 1, 2020).
9. Stage 1/2 Archaeological Assessment prepared by LEC Corp., dated September 2021.
10. Tree Preservation Report prepared by Ron Koudys Landscape Architects Inc., dated November, 2023.
11. Site Servicing Strategy Report prepared by Eng Plus Ltd., dated November 2023.
12. Heritage Impact Assessment prepared by Stantec, dated December 2023.

