FINAL INITIAL PROPOSAL REPORT

For lands at: **459 Hale Street** by **Artisan Homes Inc.**

For a 6 unit vacant land residential condominium project

March 2018

Prepared by:

Kirkness Consulting Inc., Urban and Rural Planning

MTE Consultants Inc. - Engineers

Ron Koudys Landscape Architect Inc.

Callon Dietz Incorporated - Surveyors
Table of Contents

1.0 Introduction/Proposal
2.0 Provincial Policy Statement
3.0 Official Plan
4.0 Zoning Bylaw
5.0 London Plan
6.0 Existing Conditions
   6.1 Environmental Conditions
   6.2 Site Contamination
   6.3 Archaeological/Built Heritage Concerns
   6.4 Existing Services
7.0 Condominium (Vacant Land) Design
8.0 Sanitary Servicing
   8.1 Proposed Sanitary Sewer-shed
   8.2 Sanitary Servicing Strategy
   8.3 Sanitary Outlets
9.0 Water Servicing
   9.1 Water Servicing Strategy
   9.2 Sanitary Servicing Strategy
10.0 Storm Drainage and Stormwater Management
   10.1 Stormwater Assumptions
   10.2 Proposed Strategy for Stormwater
11.0 Transportation Requirements
12.0 Schools and Parks Planning
13.0 Financial Considerations
14.0 Miscellaneous
15.0 Appendices
   Appendix 1 – Record of Pre-consultation based on Site Plan Approval
   Appendix 2 – Draft Plan of Condominium and SITE PLAN
   Appendix 3 – Zoning Referral Form
   Appendix 4 – Building Elevations and Floor Plans
   Appendix 5 – Tree Assessment Report by RKLA Inc. (separate cover)
   Appendix 6 – Massing Model and views

List of Figures

Figure 1 – AREA PLAN
Figure 2 – Location Plan
Figure 3 – Draft Plan of Condominium Concept
Figure 4 – 8 – Photos of Site and Area
Figure 9 – Zoning Map (excerpt)
1.0 Introduction/Proposal

The subject lands are municipally addressed as 459 Hale Street, and located on the west side, between Trafalgar Street to the south and Brydges Street to the north. Heather Crescent is also in between. The total land area is 3220 m² and is occupied by a single detached one storey residence and a detached garage.

Artisan Homes Inc. is a Builder and Developer in London since 1984 with over 350 homes built in this time frame as well as various land developments and condos in the City of London and surrounding areas.

Artisan Homes Inc. has purchased the subject lands and proposes a 6-unit vacant land residential condominium development along a private road on the rear and vacant lands. The area of the developable rear yard is 2790 m² = 0.28 ha. The fronting existing residence would be separated from the condominium and remain a freehold single detached dwelling addressed as 459 Hale Street on a lot that would measure 14.1 m of lot frontage and 490 m² lot area. The existing garage would be demolished. The proposed residential plan of condominium comprises and infill development and “intensification” which the City encourages.

The Artisan site is located in east London and part of a 1950’s and 60s Neighbourhood that is bounded by Brydges to the north, Pottersburg Creek and Park system to the east, Trafalgar Street to the south and the industrial – commercial corridor along Highbury to the west. Some may argue that the Neighbourhood is larger and extend northerly to the CNR and the Dundas Street commercial corridor, resulting in a larger neighbourhood of about twice the area. See Figure 1 – Area Plan. The smaller Neighbourhood identification comprises a uniform pattern of single detached residences zoned Residential R1-5, that requires a minimum LOT FRONTAGE of 12 m and LOT AREA of 4415 m². The lots are occupied by one and two storey detached residences with a variety of detached and attached garages. The local Neighbourhood Park is the Glass Avenue Park, an internalized block sited park with three pedestrian connections to Glass Avenue and Graham Crescent.

The Artisan proposal comprises 6 single detached residential dwellings clustered along a private road of 6.7 m in width accessing from Hale Street along a proposed LOT FRONTAGE of 8.2 m. The proposed private road would be a COMMON ELEMENT, and has a stilted modified T-shaped routing pattern and designed to accommodate fire prevention vehicles if necessary – although the distance from Hale Street to the west
Subject Artisan site at 459 Hale Street

400 m radius
boundary is 89.3 m – less that the required 90 m maximum distance from a public street for “fire fighting”. The tenure of the development would be a VACANT LAND CONDOMINIUM. Four UNITS are placed along the west side of the Private Road and oriented such that their rear yards would be backing onto rear yards of existing homes along Heather Crescent. The two additional UNITS would be located to the east of the private road and be oriented in a north–south fashion such that their fronts would be onto the east-west part of the private road.

The average UNIT size for each dwelling would be 11 m x 24 m = 264 m². On the Units is proposed, 2 storey, 2-car garage dwelling units with a ground floor area of 60.4 m² and a total living space of 178 m² -- including basements. All homes will come complete with decks and fully fenced yards. Density would be 22 units per hectare. Other features would include:

- Interior side yards of 1.2 meters
- Rear yards of 6 meters
- Driveways of 5.8 meters minimum
- Lot coverages per UNIT of 40 % maximum
- Building height 10 m maximum

Figure 2: **Location Map** of Subject Lands (Source; City of London, 2017)
Figures 1 and 2 illustrates the geographic context of the subject lands.

**Figure 3** illustrates the 6 unit single detached residential condominium plan. **THE STIE PLAN IS CONTAINED IN THE APPENDIX.**

Larger view in Appendix 2

Figure 4 thru 8 provide Photo descriptions of site.
The Artisan proposal has been reviewed on the basis of Site Plan Approval Pre-consultation and the Record is contained in Appendix 1.
Figure 4 – view of existing house at 459 Hale Street on subject lands.

Figure 5 – viewing northerly across the rear of the subject lands from the south boundary showing the cleared and vacant lands ready for development.
Figure 6 – viewing easterly across the rear of the subject lands from the south west boundary corner showing the cleared and vacant lands ready for development and the large garage that would be removed.

Figure 7 – viewing westerly along the access lane of the subject lands from Hale Street.
2.0 Provincial Policy Statement.

The proposed residential development is consistent with the PPS, and more specifically, supports the following policies:

Section 1.1.1: Healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns;
- accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- promoting cost-effective development standards to minimize land consumption and servicing costs;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Section 1.1.3: Settlement Areas:

- 1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on: a. densities and a mix of land uses which efficiently use land and resources... are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, and minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8;

Section 1.4. Housing:

1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by ... establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households .......... permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs ......
Section 1.5 Public Spaces, Parks and Open Space:
1.5.1 Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling, and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources.

Section 1.6 Infrastructure and Public Service Facilities:
1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.

1.6.2 The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

RESPONSE: The Artisan 6-unit condo proposal is capable of being consistent with the PPS.

3.0 Official Plan
The proposed residential development is in conformity with the City of London Official Plan. The lands are designated Low Density Residential (LDR) in the Official Plan – Schedule A - Land Use. Accordingly, the proposed development comprises single detached residential dwellings on the lands designated LDR. The proposed plan of subdivision is able to satisfy Official Plan general objectives (section 3.1.1) for the LDR residential designation, as follows:

- Contribute to providing for a supply of residential land;
- Support the provision of a choice of dwelling types;
- Support the distribution of a choice of dwelling types;
- Direct the expansion of residential development into appropriate areas;
- Encourage infill residential development
- Minimize the potential for land use compatibility problems;
- Support the provision of services and amenities that enhance the quality of the residential environment;
- Promote residential development that makes efficient use of land and services.

Section 3.3 sets out the land use policies for the Low Density Residential designation and that single detached residential development is permitted and the density maximum is 30 units per ha and the height of buildings is to be low rise – meaning 1 to 4 storeys.

The City encourages “infill” thru Section 3.2.3.2 which permits a density of up to 75 units per ha. Subject to a Neighbourhood Character Statement, a Compatibility Report, and subject to a public site plan process.

Schedule D of the OP designates Hale Street as a SECONDARY COLLECTOR roadway. Brydges to the north is designated a PRIMARY COLLECTOR and Trafalgar Street to the south is designated as an ARTERIAL.

There is no designation on other Schedules of the Official Plan such as:
- Schedule B1 – Natural Heritage Features shows that there are no natural heritage features on the subject lands.
- Schedule B2 – Natural Resources and Hazards shows that there are no hazards on the subject lands.

RESPONSE: The Artisan 6-unit condo proposal is capable of conforming to the Official Plan.

4.0 London Plan

The lands are have NEIGHBOURHOOD PLACE TYPE in the London Plan – Map 1 - Land Use. Map 3 – Street Classifications designate Hale Street and Brydges Street as NEIGHBOURHOOD COLLECTORS and Trafalgar Street as a CIVIC BOULEVARD.

Key elements of the NEIGHBOURHOOD place type VISION are:
1. A strong neighbourhood character, sense of place and identity.
3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.
4. Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown.
5. Lots of safe, comfortable, convenient, and attractive alternatives for mobility.
6. Easy access to daily goods and services within walking distance.
7. Employment opportunities close to where we live.
8. Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.

RESPONSE: Upon review of the 8 items above, to the extent a small scale 6-unit residential infill project can contribute, the Artisan 6 unit condo project does so. The Artisan 6-unit condo proposal is capable of being compliant.

From Table 10, this place type permits abroad range of housing types from Single detached to Townhouses to Group homes to Triplexes and Small-scale community facilities. From Table 11, building heights of 1 to 2.5 storeys are permitted.

RESPONSE: the Artisan 6-unit condo proposal would be compliant.

Section 937 sets out policies for Residential intensification which is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. However, such intensification must be undertaken well in order to add value to neighbourhoods rather than undermine their character, quality, and sustainability.

Section 947 sets out polices for lot creation on vacant or underutilized sites in established neighbourhoods. Section 948 sets out polices for the creation of rear-lot development requiring the following urban design considerations to be addressed:
1. Access to the new property will be wide enough to provide:
   a. Separate pedestrian/vehicular access.
   b. Sufficient space beside the driveways for landscaping and fencing to buffer the adjacent properties.
   c. Adequate space at the street curb for garbage and blue box pickup.
   d. Snow storage for the clearing of these driveways.
2. In laying out a rear-lot development project, care should be taken to avoid creating front to back relationships between existing and proposed dwelling units. To support a reasonable level of privacy and compatibility, the front doors of the new units should avoid facing onto the rear yards of existing homes.

3. Where existing dwellings fronting onto the street are not incorporated into the infill project, adequate land should be retained in the rear yard of these dwellings to provide:
   a. Appropriate outdoor amenity space.
   b. Adequate separation distance between the existing dwellings and the habitable areas of the infill project.
   c. Sufficient space for landscaping in the rear yards for visual separation if required.
   d. Parking and vehicular access for the existing dwellings, so as not to introduce parking into the front yards of the existing dwellings.

Additional urban design considerations for residential intensification are set out in section 953. The following design policies will apply:
1. A Planning and Design Report, as described in the Our Tools part of this Plan, shall be submitted for all intensification proposals. This report will clearly demonstrate that the proposed intensification project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.
2. Compatibility and fit, from a form perspective, will be evaluated based on such matters as:
   a. Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.
   b. Building and main entrance orientation.
   c. Building line and setback from the street.
   d. Character and features of the neighbourhood.
   e. Height transitions with adjacent development.
   f. Massing appropriate to the scale of the surrounding neighbourhood.

3. The intensity of the proposed development will be appropriate for the size of the lot such that it can accommodate such things as driveways, adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas.

RESPONSE: The above policies are reviewed and the Artisan 6-unit condo proposal is capable of being compliant.
Section 1709 sets out policies that will apply to an application for a vacant land Condominium. These policies were reviewed and the Artisan 6-unit condo proposal is capable of being compliant.

Section 1710 sets out Condominium Guidelines to assist in the preparation and evaluation of proposed draft plans of condominium. These policies were reviewed and the Artisan 6-unit condo proposal is capable of being compliant.

**RESPONSE:** The Artisan 6-unit condo proposal is capable of conforming to the London Plan.

**RESPONSE TO THE COMMENTS FROM THE PROPOSAL REVIEW MEETING AND RECORD OF CONSULTATION – Planning comments only.**

**URBAN DESIGN/PLANNING POLICY:**

1. It is contended that the Hale Street streetscape will be enhanced with a new driveway, proper curbing and sidewalk across it. It is further contended that the rear-yard amenity area “back-to-front” relationships of this rear yard infill project is well respected and treated through the mitigation of the possible privacy and shadowing impacts by a combination of the following:
   
   a. Facing rear yards onto rear yards;
   b. Separating distances of atleast 3 m from a side yard to an adjacent rear yard;
   c. Having no windows of habitable rooms in the side walls of dwellings interfacing with the adjacent rear yards;
   d. Constructing a tight boards 1.8 m high privacy fence around the perimeter of the development;
   e. Ensuring 6m rear yard minimum depths for each of the 6 dwellings;
   f. The placement of large deciduous and/or coniferous trees in the interface will contribute to the compatibility.
   g. Recognizing that 1 and 2 stotrey dwellings in a neighbourhood is a logical and suitable mix of building heights.

2. A massing model is submitted with this proposal which helps to evaluate the impacts on adjacent lands and concludes that compatibility between the proposal and adjacent land uses prevails.
PARKS PLANNING:
1. reducing one lot in the 6 unit development does nothing to increase compatibility and is not economic feasible. Discussions were about removing Lot 2, in order to make lots 2 thru 6 deeper. However, the 6 m rearyard provided for in the proposed zoning is provided for within the proposed 6 unit development. The westerly adjacent residences on Heather Place have minimum rear yard requirements of 7 m – almost the same. Specifically #81, #83 and #85 Heather Place back onto the subject site. Their existing rear yards are approximately and respectively 16m, 16m and 27 m which is typical of 1950’s single detached development of which these lots and residence are typical. The residence at #63 has a very large concrete accessory structure placed in its back yard that blocks viewing from the subject lands. The reduction of lot 2 would do nothing to increase separation space in the north-south direction.
2. Parkland dedication is intended to be provided in cash in lieu collected at the building permit issuance stage for each unit.
3. With respect to the Tree Preservation Plan, Tree #15 will be sensitively treated to preserve it as it is an amenity for the subject development and it has always been intended that since the tree trunk is on the neighboring property - most certainly discussions will take place prior to any pruning with the neighbour and a minimum of pruning will be done to preserve the tree and minimize costs.

TRANSPORTATION PLANNING AND DESIGN:
1. road widening will be completed at the site plan approval stage
2. a minimum of 1.5m for any new access driveway from existing hydro/utility poles would be accommodated
3. access design details will be provided at the Site Plan Approval stage

5.0 Zoning By-Law:
The City of London zones the subject lands as RESIDENTIAL -- R1-5. This zone permits single detached dwelling on lots with a minimum frontage of 12 m and a minimum lot area of 415 m2, building heights of 10.5 m and lot coverages of 40% maximum. See zoning map excerpt in Figure 9.
Figure 9: Zoning Map of Subject Lands -- Note the area and neighbourhood is zoned Residential R1-5. (Source; City of London, 2015)

The existing zoning does not permit the Artisan 6-unit condo proposal. A rezoning is required. The proposed zone would be for single detached cluster development and the appropriate corresponding zone would be the Residential R6-2 zone. This zone permits cluster single detached residential dwellings. The regulations are contained in the Zoning Referral Form in Appendix C. The standard regulations can be met expect for the following:

1. The LOT FRONTAGE would be reduced from the required 22.0 m to 8 m.
2. The LOT COVERAGE would be increased from the required 30% to 40%.
3. The DENSITY would have to be increased from the required 20 upha to 22.
4. The INTERIOR SIDE YARDS would have to be reduced from 6-3 m TO 1.2 m internally and 1.8 m to site boundaries.

Table showing comparison of R6-2 zoning regulations and the Artisan proposal and compliance.
<table>
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<tr>
<th>Zoning Regulation</th>
<th>R6-2 regulation</th>
<th>Artisan Proposal</th>
<th>Compliance YES or NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>2000 m min</td>
<td>2790</td>
<td>YES</td>
</tr>
<tr>
<td>LOT FRONTAGE</td>
<td>22.0 m min</td>
<td>8.2</td>
<td>NO</td>
</tr>
<tr>
<td>FRONT YARD</td>
<td>6.0m min</td>
<td>38</td>
<td>YES</td>
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<td>INTERIOR SIDE YARDS - NORTH</td>
<td>6 m – habitable and 3 m non-habitable</td>
<td>1.2 internally and 1.8–3 on site boundaries</td>
<td>NO YES</td>
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<tr>
<td>INTERIOR SIDE YARDS - SOUTH</td>
<td>6 m – habitable and 3 m non-habitable</td>
<td>1.2 internally and 1.8–3 on site boundaries</td>
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<td>REAR YARD</td>
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<td>DENSITY</td>
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<td>22</td>
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</tr>
</tbody>
</table>

**WHY ADJUSTMENTS TO SOME ZONIGN REGUALTIONS ABOVE ARE WARRANTED**

1. Lot frontage – as is the case in many urban infill developments the lands that are available are irregular in shape and have minimal frontage onto a public street (or otherwise they would have likely developed long ago). Therefore, the reduction of frontage to 8 is not unusual and is sufficiently wide to accommodate a standard 6.7 m wide private roadway for access.

2. Interior side yard setbacks being requested are no different than in a typical plan of subdivision of single detached homes in moderate middle markets. The City haas a standard zone in its Bylaw Z-1 that permits two storey dwellings to have 1.2 m side yards. The side walls have no habitable room windows. No exception or reduction to the 3 m external side yards is beign requested.
3. Lot coverage increase from 30 to 40% is normal in infill developments to accommodate design and economic feasibility. There is also an interpretation of lot coverage that one would apply the entire site area to the collective ground floor building areas which would include common elements such as the private road and parkette storm pond area. If this were applied the collective 6 units would have a floor area total of 362.4 m² and on a site area of 2790 m² would result in 13% coverage.

4. Density to be increased from 20 to 22 units per ha is small – a 10% difference - and is justified on a similar basis as #1 above which is simply explained on the basis of urban infill situations cannot be expected to conform to generally-applied pre-zoned sets of regulations. The request is quite typical of infill projects.

6.0 Existing Conditions:

The Site is a large residential building lot with an existing single detached 1 storey residential dwelling, a lot frontage of 20.3 m, a the depth of 89 m yielding an area of 3220 m² (0.80 acres). It is legally described as PLAN 50 PT LOT 24.

The Site topography is generally flat and slightly sloping to the northeast part of the site. The site is clear of any major trees but there are some boundary trees and trees on adjacent properties. The previous owner has lived in existing residence for 45 years and used the rear lands for gardening. The existing single detached dwelling is of wood frame construction, full basement, with addition and an attached garage providing a living area of approximately 200 m². It has direct driveway access to Hale Street. A lot would be created for this dwelling that would match the lots along Hale Street and comply with the existing R1-5 zoning.
**Surrounding land uses:**
The surrounding land use is primarily single detached dwellings in one and two storeys along Hale Street and Heather Crescent. The area is zoned Residential R1-5.

6.1 Environmental Conditions – There are no natural heritage features or hazards on the Site or adjacent lands, other than some trees which are taken into account by the Tree Inventory Report by Ron Koudys Landscape Architect which is appended to this document.

6.2 Site Contamination – There is no evidence of site contamination. The previous and original owner lived on the property for nearly 50 years raising a large family, and used the rear lands for gardening and natural areas,

6.3 Archaeology and Built Heritage – The Site and Area are void of these resources.

**7.0 Condominium Design**
The Condominium site design for the 6 single detached dwelling units is simple and without many options for design due to:

1. The location and width of the proposed access from Hale Street and the only opportunity for access;
2. Surrounding land use would suggest the most optimal land use would be single detached residential housing form;
3. The need to leave a proposer lot for the existing dwelling.
4. To carefully manage the front and rear orientation of the proposed dwellings with the orientation of the existing residences.

Therefore, the major design elements of the proposed condominium plan are:

a) The 6 dwelling units each on their own UNITS of the Vacant Land Condominium with frontages of m and lot area of m2

b) The 7.6.7 m wide private road (which would be a common element) providing collective access for vehicles and pedestrians from Hale Street;
c) The common storm water and park area in the northeast area of the site;
d) The 2-storey housing form with single-car2-car garages and corresponding double driveways that can accommodate another two parking spaces – for two a total of 4 spaces in tandem for each dwelling unit. The Draft Plan of Condominium is contained in Appendix B.

7.1 Existing Municipal Services – see MTE Consultants report – separate cover

8.0 SANITARY SERVICING – see MTE Consultants report – separate cover

9.0 WATER SERVICING – see MTE Consultants report – separate cover

10.0 STORMWATER DRAINAGE – see MTE Consultants report – separate cover

11.0 Transportation Requirements
Hale Street is a designated SECONDARY COLLECTOR and now referred to as NEIGHBOURHOOD COLLECTOR, expected to carry less than 15,000 vehicles per day. Hale Street carries 10,000 vehicles per day, Brydges street carries about 15,000 vehicles per day and Trafalgar carries about 16000 vehicles per day. All three streets are carrying expected loads of traffic. Hale Street is a two lane collector with parking along side, sidewalks on both sides and all in good condition.

12.0 Parks and Schools Planning
The Schools in the area are:
   1. St. Charles Public School at 1601 Wavell Street about a 600 m walk from the Site.
   2. Princess Anne – French Immersion Public School at 191 Dawn Drive, about a 1.5 km walk from the Site.
   3. St. Pius X Catholic School at 255 Vancouver St, about a 800 m walk from the Site.

See the AREA PLAN from Section 1.0 to visualize the distances from the site to the schools.

The major feature in the areas is the Pottersburg Creek Kiwanis Park corridor system that is well shown on the AREA PLAN. It is located about 400 m to the east of the Artisan site. In add
is the Neighbourhood Park, known as the Glass Avenue Park which is only 300 m to the east from the Artisan site. Again see the AREA PLAN.

13.0 FINANCIAL IMPLICATIONS - -- SEE MTE CONSULTANTS REPORT – SEPARATE COVER

APPENDIX

Appendix 1 – Record of Pre-consultation based on Site Plan Approval
Appendix 2 – Draft Plan of Condominium - Concept and SITE PLAN
Appendix 3 – Zoning Referral Form for R6-2 zone
Appendix 4 – Building Elevations and Floor Plans
Appendix 5 – Tree Assessment Report by RKLA Inc.
Appendix 6 – massing model with context and viewsheds
PROPOSAL REVIEW MEETING SUMMARY & RECORD OF CONSULTATION

Date:       February 2, 2018
Subject:    Proposal Review Meeting
            459 Hale Street
Meeting Date:       January 17, 2018

Meeting Participants:

R. Carnegie (Coordinator)          Development Services – Planning
L. Pompilii (Chair)                Development Services – Planning
L. Mottram (Absent)                Development Services – Planning
I. Abushehada                     Development Services – Engineering
B. Hammond                        Development Services – Engineering
P. DiLosa                         Development Services – Engineering
C. Liu                            Development Services – Engineering
M. Feldberg                       Development Finance
P. Titus                          E.E.S. – Stormwater
M. Schaum                         E.E.S. – Wastewater & Drainage Engineering
D. Chromczak                      E.E.S. – Waterworks Engineering
B. Page                           Planning – Parks Planning & Design

Laverne Kirkness – Kirkness Consulting Inc.
Jerry Knoester – Artisan Homes Inc.
Kyle McIntosh – MTE Consultants Inc.

Owner: 1247989 ONTARIO Inc.
Applicant: Artisan Homes Inc.
Authorized Agent: Laverne Kirkness – Kirkness Consulting Inc.
Type of Application: Vacant Land Condominium, File #TS2018-001
Location: 459 Hale Street, London ON
File Manager: Lou Pompilii
Planner: Larry Mottram

Laverne Kirkness provided a brief overview of the proposal.

DEPARTMENT & AGENCY COMMENTS

The following is a summary of the comments as reported by the respective service areas/agencies in response to the proposal. It is noted that these comments do not necessarily reflect the final planning recommendation on the proposal.

DEVELOPMENT PLANNING:

Lou Pompilii          Manager, Development Services Planning
Larry Mottram         Senior Planner

As noted in the IPR the development proposal will not meet a number of standard zone regulations (ie. lot frontage (min.), rear and interior side yard (min.), lot coverage (max.), and density (max.). Include a planning justification / rationale in the Final Proposal Report for any required special zone provisions / minor variances; or consideration be given to removing one dwelling unit (from 6 to 5 units).

Required for complete application:
- Zoning By-Law Amendment Application
- Draft Plan of Condominium (Vacant Land) Application
URBAN DESIGN/PLANNING POLICY:

Britt O'Hagan  Urban Designer

Planning Services has reviewed the proposed Initial Proposal Report and provide the following comments:

- While the proposed development does not negatively impact the streetscape, two-storey buildings located in the rear yards may negatively impact the privacy and shadowing on adjacent amenity areas.
- This development is considered intensification under 3.2.3 of the Official Plan. A Neighbourhood Character Statement and Compatibility Report will be required. Please provide a massing model, showing existing surrounding buildings for the proposal to help in evaluating the impacts on adjacent lands. Include the proposed vacant land lot building envelopes, heights and shadows.

PARKS PLANNING:

Bruce Page  Planning - Environmental and Parks Planning

Planning Services has reviewed the Initial Proposal application for 459 Hale Street and offers the following comments:

Urban Design
- Consider the reduction of one of the lots to allow greater side yard setbacks and reduce some of the requested variances.
- The applicant should consider minimizing impacts of the proposed development on adjacent residential properties (shadowing, privacy, noise).

Parks Planning and Open Space
- Parkland dedication has not been provided for these lands. It is to be noted that the applicant, at the time of building permit or as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-9.
- In the submitted tree preservation plan, the report indicates Tree #15 that the base of the tree is on the property known as 87 Heather Place, but “all three stems (trunks?) and 95% of the canopy” extends over the subject site. The recommendation in the report is to prune the tree to remove the branches overhanging the subject site. Removal of 95% of the canopy of the tree will constitute a significant injury to the tree. UF recommends that the landowner at 87 Heather Place be approached and that a mutually acceptable solution is reached, and that consent is in writing.

WASTEWATER & DRAINAGE ENGINEERING:

Marcus Schaum  Senior Technologist

- The municipal sanitary sewer available is the 250mm diameter sanitary sewer on Hale St. As part of the engineering drawing submission the Owner is to provide sufficient detail and demonstrate servicing, such as suitable building sewer and PDC slopes, depth of cover and a new manhole details on Hale Street to all be consistent with City Standards for review and approval to the satisfaction of the City Engineer.

WATER ENGINEERING:

Dave Chromczak  Technologist II

- A hydraulic analysis will be required on the existing 150mm watermain on Hale Street to ensure adequate domestic and fire flows will be provided for the proposed in-fill development. The analysis shall be submitted and approved prior to any zoning approval.

STORMWATER MANAGEMENT:

Paul Titus  Senior Engineering Technologist

- A conceptual plan showing grading of the site and major overland flow routes for the proposed development should be included with the next submission.
- Please provide a statement addressing the 250 year major overland flow conveyance and the location of the emergency overland flows from the infiltration basin.
- Provide/update the geotechnical test pits to provide additional soil composition (infiltration rates) below the basin.
- The City of London maximum ponding depth is 0.45 metres. Please adjust the infiltration basin maximum ponding depth to this standard or provide a SWM system design in conformance with the City of London Dry Pond standards.
- Maintenance and operation manual of the facility will be required during the design review process.
- The infiltration basin will require 5 years of monitoring to assess performance to ensure that it stays viable as a long term SWM LID solution.

TRANSPORTATION PLANNING & DESIGN:

Andrew Giesen Senior Transportation Technologist

The Transportation Planning & Design Division has reviewed the proposal summary and has the following comments.

- Road widening dedication of 10.75m from centre line required on Hale Street
- Hydro poles/utility poles to be located a minimum of 1.5m away from any driveway/access as per the Streets By-law
- Access details and location will be discussed in greater detail through the site plan process

DEVELOPMENT FINANCE

Greg LaForge Manager I, Development Finance

Sanitary
- There are no anticipated claims from the CSRF for subsidy on oversized sanitary sewers (sewers exceeding 250mm). All local and temporary sewers will be installed at the Owner’s cost.

Storm
- There are no anticipated claims from the CSRF for subsidy on oversized storm sewers (sewers exceeding 1050mm). All local and temporary sewers will be installed at the Owner’s cost.

SWM
- There are no anticipated claims from the CSRF for stormwater related infrastructure. There is currently no DC policy identified for LID’s, therefore these works are considered local servicing and an Owner cost. As part of the 2019 DC Study, the City will review the eligibility of LID’s as a DC recoverable item.

Roads
- There are no anticipated claims from the CSRF for road improvements. All internal / private roads are to be built and funded by the Owner.

Water
- There are no anticipated claims from the CSRF for subsidy on oversized watermains (watermains exceeding 250mm). All local and temporary watermains will be installed at the Owner’s cost.

Parks
- There are no anticipated claims from the CSRF for parks related infrastructure.

DEVELOPMENT ENGINEERING:

Ismail Abushehada Manager, Development Engineering
Blair Hammond Senior Engineering Technologist
Paul Dilosa Technologist II

STANDARD COMMENTS:

- All the usual standard conditions of draft plan will be imposed.
- Cost sharing for any eligible services or facilities will be based on the most financially economical solution for the claim, unless agreed to otherwise by the City.
- External land needs are to be addressed as necessary (e.g. utility corridors, public roads, construction roads, emergency access etc.).

INITIAL PROPOSAL REVIEW COMMENTS

A Servicing and Lot Grading Plan will be required for the subject property. Attached are notes and commentary to assist the applicant in providing the necessary Site Servicing and Grading Plan and engineering reports to progress this development.
- The site serving and grading plans are to show current conditions on the adjacent streets and properties such as existing roads, accesses, sidewalks, sewers, watermains, utilities, etc.
- Should a private drain connection(s), or other works be installed on a City street to service this site, then details of these works including restoration of the City street are to be shown on the site servicing plan or a separate drawing to City standards.
- A Traffic Management Plan may be required prior to issuance of a Permit of Approved Works.
- The Owner is required to obtain all other necessary and relevant permits and approvals such as Ministry of the Environment Certificates of Approvals, Permits for Approved Works (PAWS) etc.

In conjunction with the IPR comments, please ensure previous comments from the Record of Site Plan Consultation are addressed as well through the submission of servicing drawings.

EXTERNAL COMMENTING AGENCIES

Ministry of Natural Resources and Forestry (MNRF)
Karina Černiavskaja District Planner – Aylmer District

(No comments Rec’d)

UNION GAS LTD.
Justin Cook Senior Pipeline Engineer

(No comments Rec’d)

LONDON TRANSIT COMMISSION (L.T.C.)
Daniel Hall Transportation Planning Technician

(No comments Rec’d)

THAMES VALLEY DISTRICT SCHOOL BOARD
Danielle Kettle Planning Analyst

(No comments Rec’d)

LONDON DISTRICT CATHOLIC SCHOOL BOARD
Rebecca McLean Planning Specialist

(No comments Rec’d)

LONDON-MIDDLESEX HEALTH UNIT
Bernadette McCall Public Health Nurse

(No comments Rec’d)
UPPER THAMES RIVER CONSERVATION AUTHORITY (U.T.R.C.A.)

Christine Creighton  Land Use Planner

(Comments rec’d via email & attached)

- The Upper Thames River Conservation Authority (UTRCA) has reviewed the initial proposal report with regard for the policies in the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006). These policies include regulations made pursuant to Section 28 of the Conservation Authorities Act, and are consistent with the natural hazard and natural heritage policies contained in the Provincial Policy Statement (2014). The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

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

DRINKING WATER SOURCE PROTECTION

Clean Water Act
- The Clean Water Act (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government’s commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario’s 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.
- The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport
- Upon review of the current assessment report mapping, we wish to advise that there are no vulnerable areas identified for this area.

RECOMMENDATION
The UTRCA has no objections to this application.
Thank you for the opportunity to comment on the IPR.

REQUIREMENTS TO PROCEED WITH CURRENT APPLICATION

The following documentation is required for a complete application submission:

- **Draft Plan of Condominium (Vacant Land) Application:**
  - 1 copy of the City of London Subdivision Application Form.
  - 24 rolled copies of the Draft Plan, completed as required under Section 51(17) of the Planning Act (the Draft Plan must include the Approval Authority signature block).
  - A digital file of the Draft Plan tied to the City’s geographic horizontal control network (NAD 1983 UTM Zone 17N) must be submitted as well (refer to the City’s Plans Submission Standards available on-line).
  - 1 legal sized copy of the Draft Plan.
  - Associated application fees

- **Zoning By-law Amendment Application:**
  - 1 copy of completed City of London Zoning By-law Amendment application form and supporting documentation
  - Hard copy and digital file of proposed zoning map
  - Associated application fees

- **Final Proposal Report (FPR) & Reports/Studies Required:**
  - Update the Initial Proposal Report to reflect the comments that have been identified in this Record of Consultation, in accordance with the requirements prescribed in the File Manager Reference Manual.
- FPR is to include updated water, sanitary, stormwater, transportation and development finance components, addressing comments identified in the Record of Consultation (Note: applicant/consultant should undertake off-line discussions with contacts prior to completing the FPR, to ensure all servicing requirements are suitably addressed)
- Final Proposal Report which fully addresses the policies of the Official Plan and the London Plan (and specifically addresses the intensification policies mentioned above)
- A Neighbourhood Character Statement and compatibility report including a massing model showing existing surrounding buildings (please also refer to Record of Site Plan Consultation).
Record of Site Plan Consultation

Please note: While every effort has been made to identify the requirements for this site, additional information or studies may be identified through the formal application process.

<table>
<thead>
<tr>
<th>Description of project</th>
<th>6 Vacant Land Condominiums on a private road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>2017-10-27</td>
</tr>
</tbody>
</table>

Meeting participants

<table>
<thead>
<tr>
<th>Agent/Owner</th>
<th>Laverne Kirkness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Artisan Homes</td>
</tr>
<tr>
<td>Type of application</td>
<td>Location</td>
</tr>
<tr>
<td>Standard</td>
<td>459 Hale Street</td>
</tr>
<tr>
<td>File manager</td>
<td>Engineering reviewer</td>
</tr>
<tr>
<td>File handler</td>
<td>Landscape planner</td>
</tr>
<tr>
<td>Michael Pease</td>
<td>Mustafa Almusawi</td>
</tr>
<tr>
<td>Amanda Lockwood</td>
<td>Amanda Lockwood</td>
</tr>
</tbody>
</table>

Application stream

- Standard
- Basic
- Administrative

Urban design
- Brief
- Panel
Site plan public meeting required
- Yes
- No

Zoning considerations

Minor variances required for lot frontage, interior side yard, lot coverage, lot coverage, and density. See zoning referral form.

Part 1: Commentary

Provide key site information and set prescriptive principles for the design of the plan. The commentary section is to be specific and solution-oriented. See separate memos from London Hydro.

General Site Plan Comments:
1. Provide a 1.8m board on board privacy fence along all property lines that abut an existing residential property.
2. Relocate the walkway to the south side of the entrance to allow for a more direction connection to the building entrances and Hale Street.

Landscape Comments:
1. Provide a landscape plan identifying trees on site and any neighbouring trees within 3m of the property line. Indicate which trees will be retained, and which trees will be removed as well as any other steps that may need to be taken before, during, and after construction, for example root pruning, fertilization, etc. Any tree protection should be shown on the landscape plans and include the species and dbh of the tree and the dimensions of the tree protection. Show all proposed trees and proposed landscaping on the landscape plan.

Planning Services Comments:
1. This property requires an IPR. Detailed urban design comments will be provided through that process.
2. While the proposed development does not negatively impact the streetscape, two-storey buildings located in the rear yards may negatively impact the privacy and shadowing on adjacent amenity areas.
3. This development is considered intensification under 3.2.3 of the Official Plan. A Neighbourhood Character Statement and Compatibility Report will be required. Please provide a massing model, showing existing surrounding buildings and the proposal to help in evaluating the impacts on adjacent lands. Include the proposed vacant land lot building envelopes, heights and shadows.
4. Parkland dedication has not been provided for these lands. It is to be noted that the applicant, at the time of building permit or as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to Bylaw CP-9.

Engineering Comments:
General:
A Servicing and Lot Grading Plan will be required for the subject property. Attached are notes and commentary to assist the applicant in providing the necessary Site Servicing and Grading Plan and engineering reports to progress this development.
1. The site serving and grading plans are to show current conditions on the adjacent streets and properties such as existing roads, accesses, sidewalks, sewers, water mains, utilities, etc.
2. Should a private drain connection(s), or other works be installed on a City street to service this site, then details of these works including restoration of the City street are to be shown on the site servicing plan or a separate drawing to City standards.
3. A Traffic Management Plan may be required prior to issuance of a Permit of Approved Works.
4. The Owner is required to obtain all other necessary and relevant permits and approvals such as
Ministry of the Environment Certificates of Approvals, Permits for Approved Works (PAWS) etc.

Transportation:
1. Road widening dedication is required. Owner is to dedicate 0.692m to obtain 10.75m from centrel ine along Hale Street.
2. Show and Dimension Access:
   - 6.0 – 7.3m width
   - 8.0m clear throat, in both the inbound and outbound directions, measured from the ultimate property line and into the site.
3. Relocate existing hydro pole to provide minimum 1.5m separation from existing driveway that would be part of the severed lot.

Water:
1. Water is available to the subject lands from the 150 mm diameter CI watermain on Hale Street.

Wastewater:
1. The sanitary sewer available for the subject lands is the existing 250mm municipal sanitary sewer on Hale Street. The Owner’s Engineer must demonstrate that the proposed VLC units can be serviced meeting all City Standards including proper slope and proper depth of cover. According to the accepted Sanitary Drainage Area Plan #25,366 the proposed intensification of the subject lands will exceed the allotted design density. As part of a complete application the Owner’s Engineer will be required to submit a sanitary sewer capacity study of the municipal sanitary system all to the satisfaction of the City Engineer
2. As proposed there will be a new private 200mm diameter building sewer to service the six VLC units that will be extended along the private driveway on the subject lands outletting to the existing 250mm diameter on Hale Street which will require a new maintenance hole on Hale Street.

Stormwater:
1. As per attached as-con 1082s4, the site is currently serviced by the 300mm storm sewer on Hale Street. Changes in the C value required to accommodate the proposed development will trigger the need for hydraulic calculations (storm sewer capacity analysis) to demonstrate adequacy of the existing 300mm storm segment on Hale Street and downstream storm sewer to service the site and that on-site SWM controls will be designed to the satisfaction of the City Engineer. On-site SWM controls should include, but not be limited to required storage volume calculations, flow restrictor sizing, etc.
2. The Owner agrees to promote the implementation of SWM Best Management Practices (BMP’s) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
3. The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
4. The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
5. Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
6. An erosion/sediment control plan is required to identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MOECC standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction.

Prior to submitting a SP Application, you will need to:
a) Apply for an Initial Proposal Review in the Subdivision Approval Process. All minor variances will be dealt with through this process.

Provide the following number of each document with the application:
6 x Site Plans
8 x Engineering Plans
4 x Traffic Management Plans
4 x Landscape Plans
4 x Elevations
1 x Cover Letter
2 x Reports (Neighbourhood Character Statement and Compatibility Report)
1 x Digital copy of all submitted materials (pdf)
1 x Completed application form
1 x Application Fee (Estimate based on consultation proposal)
### Part 2: List of submission requirements for a complete Site Plan Application

Please note: Formal Applications must be submitted electronically (PDF) in addition to the format specified in the by-law.

<table>
<thead>
<tr>
<th>Mandatory requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Application form</td>
</tr>
<tr>
<td>☑ Fee</td>
</tr>
<tr>
<td>☑ Site Plan drawing</td>
</tr>
<tr>
<td>☑ Elevation drawings</td>
</tr>
<tr>
<td>☑ Site servicing plans</td>
</tr>
<tr>
<td>☑ Landscape plans</td>
</tr>
</tbody>
</table>

Additional site-specific requirements (Additional site-specific requirements may include specific studies, information or drawings necessary to respond to identified issues. Applications missing additional site-specific submission materials may jeopardize the schedule for processing, or the likelihood of a positive decision when staff have insufficient information to support the approval of the plan.)

<table>
<thead>
<tr>
<th>Site Plan requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Plan to be Metric (1:200, 1:250, 1:300, 1:400, 1:500)</td>
</tr>
<tr>
<td>☑ Is site plan approval required?</td>
</tr>
</tbody>
</table>

**Comments**

- Site data provided / all dimensions, etc.
- Building Code Matrix / Data – signed and sealed by architect / BCIN (as required)
- Road widening required / shown
- Fire routes and signs (with detail)
- Fire hydrants / private property / road allowance
- Fire flow calculations
- Existing conditions identified on site plan or separate plan
- Location map/key plan
- Adjacent uses and building locations
- Plan of Survey (tied to UTM coordinates)
- Walkways, barrier free paths, BF ramps / detail
- Principal entrance and all exits and other entrances
- Barrier free entrance / barrier free parking spaces
- Fire fighters entrance / annunciator panels, etc.
- Limit of floodway / or lands regulated under the Conservation Authorities Act
- Existing street, curbs, sidewalks, hydro poles, fire hydrants, bus stops, etc.

<table>
<thead>
<tr>
<th>Elevations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building elevations (new buildings): ☑ Yes ☐ No</td>
</tr>
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</table>

By OAA member or BCIN, specifying materials, colour and including metric dimensions for height.

<table>
<thead>
<tr>
<th>Transportation impact study/access management</th>
<th>☑ Yes ☐ No</th>
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<tbody>
<tr>
<td>Traffic management plan</td>
<td>☑ Yes ☐ No</td>
</tr>
</tbody>
</table>

Required for works on the road allowance. See comments from engineering review.

| Sanitary servicing study | ☑ Yes ☐ No |
| See comments from engineering above. |

| Stormwater management study | ☑ Yes ☐ No |
| See comments from engineering above. |

| Water services study/ water quality | ☑ Yes ☐ No |
| See comments from engineering above. |

| Tree preservation study | ☑ Yes ☐ No |
| By an OALA member, ISA or RPF. Refer to Section 13 of the SP Design Manual. Inventory of all trees on site as a well as abutting road and within 3 m of all interior property lines. |

| Landscape plans/ details | ☑ Yes ☐ No |
| By OALA member. |

| Noise study | ☑ Yes ☐ No |
| Vibration study | ☑ Yes ☐ No |
| Lighting study and plans | ☑ Yes ☐ No |
| Shadow study | ☑ Yes ☐ No |
| Geotechnical/Soil study | ☑ Yes ☐ No |
### Record of Site Plan Consultation

**The Corporation of the City of London - Development & Compliance Services**

<table>
<thead>
<tr>
<th>Record of site condition</th>
<th>Yes</th>
<th>No</th>
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<tr>
<th>EIS</th>
<th>Yes</th>
<th>No</th>
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**Other approvals/requirements**

<table>
<thead>
<tr>
<th>Demolition</th>
<th>Yes</th>
<th>No</th>
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<tr>
<th>Listed on inventory of Heritage Resources</th>
<th>Yes</th>
<th>No</th>
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<tr>
<th>Holding provision</th>
<th>Yes</th>
<th>No</th>
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<tr>
<th>Conservation Authority Act</th>
<th>Yes</th>
<th>No</th>
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<tr>
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<thead>
<tr>
<th>Permit for approved works</th>
<th>Yes</th>
<th>No</th>
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</table>

**Required for works on the road allowance**

<table>
<thead>
<tr>
<th>Ministry of Transportation</th>
<th>Yes</th>
<th>No</th>
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<table>
<thead>
<tr>
<th>Rezoning/Official Plan Amendment</th>
<th>Yes</th>
<th>No</th>
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<table>
<thead>
<tr>
<th>Minor variance</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td></td>
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</table>

**See zoning referral form,**

<table>
<thead>
<tr>
<th>Building permits</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

**Contact building Division**

<table>
<thead>
<tr>
<th>Ministry of the Environment</th>
<th>Yes</th>
<th>No</th>
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<tbody>
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</table>

| Public consultation                   | Yes | No |
|                                       |     |    |

| Licensing Agreement                   | Yes | No |
|                                       |     |    |

| Consent                               | Yes | No |
|                                       |     |    |

| Other (specify below)                  | Yes | No |
|                                       |     |    |

---

Completed by (City of London)

**Amanda Lockwood**

Questions regarding the information on this form should be directed to the Development Approvals Business Unit's File Manager, Michael Pease at 519-930-3500.
## ZONING REFERRAL RECORD

**Municipal street address:** 459 Hale St.  
**File Number:** SPASPC17-163

### Existing Zone(s) in Z.-1 Zoning By-law: R6-2

<table>
<thead>
<tr>
<th>BY-LAW RESTRICTIONS</th>
<th>PROPOSED ZONE (R6-2)</th>
<th>AS SHOWN ON PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Single detached dwelling; cluster</td>
<td></td>
</tr>
<tr>
<td>Residential Type</td>
<td>Cluster Housing</td>
<td></td>
</tr>
<tr>
<td>Lot Area (m²)</td>
<td>2000</td>
<td>3220</td>
</tr>
<tr>
<td>Lot Frontage (m) (min)</td>
<td>22.0</td>
<td>8.2 **</td>
</tr>
<tr>
<td>Front Yard (m) (min)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Street Main Building</td>
<td>6.0</td>
<td></td>
</tr>
<tr>
<td>Local Street Garage</td>
<td>6.0</td>
<td></td>
</tr>
<tr>
<td>Arterial</td>
<td>8.0</td>
<td></td>
</tr>
<tr>
<td>Primary Collector</td>
<td>6.0</td>
<td></td>
</tr>
<tr>
<td>Secondary Collector</td>
<td>6.0</td>
<td></td>
</tr>
<tr>
<td>Rear Yard and Interior Side Yards (m) (min)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped Open Space (%) (min)</td>
<td>45</td>
<td>45%</td>
</tr>
<tr>
<td>Lot Coverage (%) (max)</td>
<td>30</td>
<td>40% **</td>
</tr>
<tr>
<td>Height (m) (max)</td>
<td>10.5</td>
<td>10.5</td>
</tr>
<tr>
<td>Density – Units per Hectare (max)</td>
<td>20 units per hectare</td>
<td>22 **</td>
</tr>
</tbody>
</table>

### GENERAL PROVISIONS

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-street Parking Spaces (min)</td>
<td>2 per unit</td>
</tr>
<tr>
<td>Road Allowance Requirements (including intersections and sight triangles)</td>
<td>Road widening of 0.692 to obtain 10.75m from centreline along Hale Street for both the existing single detached dwelling and the proposed development at 459 Hale Street.</td>
</tr>
</tbody>
</table>

### CONSENT REQUIRED?  
☐ Yes ☒ No

### ADDITIONAL ZONING COMMENTS

**Denotes change or minor variance required.**  
* Denotes information required.  
**Minor variances required for Lot Frontage, Interior Side Yard Setback, Lot Coverage, Density**

While every effort has been made to ensure that the information contained herein is correct, the information is not warranted or certified to its accuracy. The information MUST be verified before filing for your Minor Variance Application.
FRONT ELEVATION 'B'

FRONT ELEVATION 'A'